



179 Erin Park Drive SE  
Calgary, Alberta

MLS # A2314305



**\$544,800**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,511 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Sunbathing Chairs x2 and Exercise Equipment can be included.

Welcome to this beautifully maintained detached home, perfectly situated on a quiet street in the family-friendly community of Erin Woods. Offering over 1,500 sq. ft. of developed living space, this impressive two-storey home features 3 bedrooms, 2.5 bathrooms, a fully finished basement, and a double attached garage. Step inside to a bright and inviting open-concept main floor designed for comfortable family living and effortless entertaining. The spacious living room showcases rich hardwood flooring and a cozy gas fireplace, seamlessly connecting to the well-appointed kitchen complete with warm wood cabinetry, stainless steel appliances, an island with breakfast bar seating, and a convenient separate pantry. Upstairs, you'll find three generously sized bedrooms, including private ensuites, creating the perfect place to unwind at the end of the day. The fully finished basement expands the living space with a large family/recreation room ideal for movie nights, a games area, or a home gym. Enjoy summer evenings on the large covered backyard deck, perfect for barbecues, entertaining, or relaxing outdoors. The double attached garage and extended driveway provide ample parking and added convenience. Located close to schools, playgrounds, shopping, dining, and major roadways including Stoney Trail and Deerfoot Trail, this home offers outstanding accessibility and everyday convenience. Ideal for growing families, this move-in ready home combines comfort, functionality, and an excellent location. Don't miss the opportunity to make this exceptional property your own, book your private showing today!