



GRASSROOTS
REALTY GROUP

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21 Erin Meadow Manor SE
Calgary, Alberta

MLS # A2314409



\$489,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,036 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to this beautifully maintained bi-level in the heart of Erin Woods. Situated on a quiet street, this home offers a functional layout, generous living spaces, and thoughtful updates throughout. Step inside to a spacious front foyer and into the bright open-concept main floor, where large windows flood the home with natural light. The inviting living room is anchored by a new cozy electric fireplace, creating the perfect space to relax or entertain. The kitchen offers exceptional storage and workspace with an island, walk-in pantry, and recently updated stainless steel appliances, refreshed countertops, upgraded sink, and modern lighting that give the space a clean contemporary feel. The main floor features a spacious primary bedroom complete with a walk-in closet and private 3-piece ensuite, while a second bedroom and full 4-piece bathroom are thoughtfully positioned on the opposite side of the home for added privacy. Downstairs features oversized windows that make the space feel bright and open. You’ll find a large family room, third bedroom, 3-piece bathroom, and a versatile workshop area. The laundry room is exceptionally functional with natural light, a utility sink, and ample storage space. Outside, enjoy the sunny south-facing backyard complete with a huge deck, pergola, mature landscaping, and full fencing, ideal for summer evenings and entertaining. The oversized double garage offers plenty of room for parking, storage, or hobbies. New roof on the home (2024) and new roof on the garage (2026). A fantastic opportunity to own a move-in-ready home with space, functionality, and upgrades in a well-established community, walking distance to parks and schools.