



GRASSROOTS
REALTY GROUP

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27 Erin Green Place SE
Calgary, Alberta

MLS # A2318315



\$550,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,177 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings		

Inclusions: n/a

Welcome to this well-maintained detached bi-level in the community of Erin Woods, offering over 1,800 sq. ft. of developed living space with 4 bedrooms, 3 full bathrooms, and a single attached garage. Situated on an impressive 8,000+ sq. ft. pie-shaped lot in a quiet cul-de-sac, this home sits in a peaceful, tucked-away corner of the neighbourhood. The sprawling backyard, including cherry and apple trees, offers a private retreat rarely found within city limits. Step inside to a bright and inviting living room featuring soaring ceilings and expansive windows that flood the home with natural light. A few steps up, you'll find a spacious dining area ideal for family gatherings and entertaining. The functional kitchen offers ample wood cabinetry, generous counter space, and a convenient breakfast bar. Sliding patio doors lead to a large deck overlooking an enormous fully fenced and landscaped backyard, perfect for summer BBQs, entertaining, gardening, and endless outdoor activities. The main level features three well-sized bedrooms, including a primary retreat with a private 3-piece ensuite. The fully developed lower level offers a large family room, recreation area, fourth bedroom, and a 4-piece bathroom, all bathed in natural light from large windows and finished with new fully adhered luxury vinyl plank flooring. Additional peace of mind comes with a new quiet 2-stage, multi-speed furnace and new hot water tank. Steps from the family-friendly Erin Woods Park (playground, sports courts, pathways & toboggan hill). Conveniently located close to schools, shopping, restaurants, and everyday amenities, with quick access to Stoney Trail and Deerfoot Trail for an easy commute anywhere in the city. If you're searching for the perfect place to call home, this exceptional family residence is sure to impress. Don't miss your chance to own this outstanding home. Schedule your private showing

today!