



**GRASSROOTS**  
REALTY GROUP

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171 Erin Woods Drive SE  
Calgary, Alberta

MLS # A2322817



**\$495,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Erin Woods                         |        |                   |
| Type:     | Residential/House                  |        |                   |
| Style:    | 2 Storey                           |        |                   |
| Size:     | 1,103 sq.ft.                       | Age:   | 1981 (45 yrs old) |
| Beds:     | 3                                  | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Detached, Off Street |        |                   |
| Lot Size: | 0.09 Acre                          |        |                   |
| Lot Feat: | Back Yard, Rectangular Lot         |        |                   |

|             |                                                             |            |      |
|-------------|-------------------------------------------------------------|------------|------|
| Heating:    | Central, Natural Gas                                        | Water:     | -    |
| Floors:     | Carpet, Hardwood, Tile, Vinyl Plank                         | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                             | Condo Fee: | -    |
| Basement:   | Full                                                        | LLD:       | -    |
| Exterior:   | Concrete, Metal Siding                                      | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                             | Utilities: | -    |
| Features:   | Closet Organizers, Open Floorplan, Quartz Counters, Storage |            |      |

Inclusions: N/A

Welcome to this beautifully renovated home located in the community of Erin Wood! This charming 2-story residence offers the perfect blend of style, comfort, and functionality, featuring 3 bedrooms and 2.5 baths. You will enjoy an unbeatable location just minutes from Stoney Trail and Deerfoot Trail, providing quick access for your daily commute, while also being close to an array of shops, amenities, and schools. Step inside to be greeted by a bright, inviting atmosphere enhanced by new windows throughout the upper level that allow an abundance of natural light to fill the home. The heart of the house is the stunning, remodeled kitchen, which showcases newer appliances and a large window providing a lovely view of your private, fenced backyard. The main living areas offer a warm and modern feel with beautiful flooring and a layout designed for effortless living. For additional space, the basement features a large entertainment area, a brand-new full bathroom, and a versatile den that can easily be transformed into a fourth bedroom. Completing this fantastic property is a detached double garage, offering ample space for parking and storage. Don't miss your chance to see this move-in-ready home; call your favorite realtor today to schedule your private viewing!