



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

215 ERIN WOODS Drive SE
Calgary, Alberta

MLS # A2326721



\$470,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	Bi-Level		
Size:	888 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Gazebo, Lawn, Native Plants, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Soaking Tub		

Inclusions: sheds(2), gazebo, well ornament

DETACHED DOUBLE GARAGE HOME, EXCELLENT PRICE!!! Welcome to this beautiful and affordable bi-level home nestled in the Community of Erin Woods! Walking through the stairs you are welcomed by a high ceiling foyer; following the stairs you will find a large living area that features lots of space for your interior design ideas. On the right side you will find a beautiful and bright dining area with a vertical window, it's a beautiful space for your morning coffee. The kitchen is fashioned with stainless steel appliances, and practical cabinetry. The kitchen-dining area opens into the main living room, allowing for a natural transition between homely activities and entertaining. Following up the hall there are two nice sized bedrooms including the main bedroom. The main bedroom has a large closet, perfect for your storage needs. Both bedrooms share a full bath. Following the stairs you will find the basement, it features a spacious den that connects to a medium size bedroom. As well, there is a fourth spacious and bright bedroom and a shared 2 pc bathroom. The laundry is located in the mechanical room accompanied by a large window. There is a 5th undeveloped large room that could be used as a family room. The basement has a practical exterior entry that leads to the backyard. It features a large deck with an endearing artificial pond and pergola. The backyard is huge! Featuring a lot of green spaces, garden, gazebo and a firepit ideal for those campfire nights and family and friends reunions. The house is great with potential for renovations. Ideal for a family with children, as the school is just across the road! The owner updated the roof, appliances and water tank 5 years ago. The double garage was built last year. The neighbourhood has a hockey arena running skating programs. The Erin Woods Community Association is very active with lots of events

throughout the year. Whether you're looking to buy your first home or just looking to budget, this home fits perfectly in all ways! You will love living in Erin Woods; the natural beauty of its green spaces, community parks and its close proximity to an Arena are precious. As well as its easy access to local amenities as well as the Stoney Trail Hwy. Book a showing today, don't miss this opportunity to own a detached home by less than 500K!!