

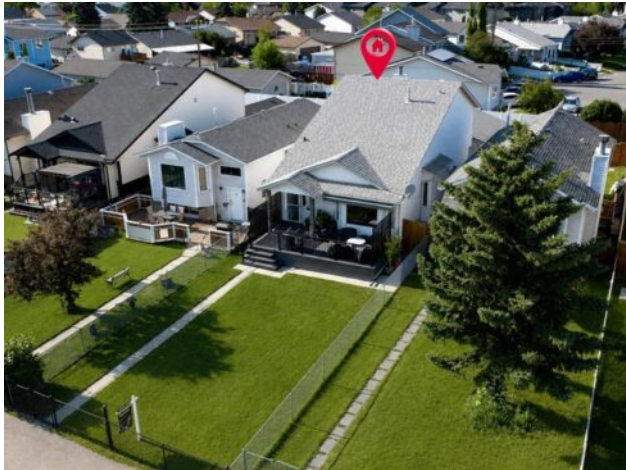


GRASSROOTS
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8 Erin Meadow Way SE
Calgary, Alberta

MLS # A2329510



\$550,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,729 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Oversized, See Remarks		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, See Remarks, Storage, Vaulted Ceiling(s)		

Inclusions: Entertainment unit in family room, extra cabinet/island in kitchen, freezer, 2 TV wall mounts, Gemstone lights, Flo meter

Welcome to this beautifully maintained and thoughtfully updated 4-level split in the established community of Erin Woods, offering more than 1,700 sq. ft. of developed living space with 4 bedrooms, 2 full bathrooms and an oversized double detached garage. Bright, spacious and full of character, this home combines an open, airy layout with the warmth and functionality families need. Step inside to soaring vaulted ceilings and expansive updated windows that flood the main living areas with natural light. The spacious living and dining rooms provide an inviting setting for everyday life and entertaining, while the refreshed kitchen features new countertops completed in 2025. A few steps down, the comfortable family room is anchored by a wood-burning fireplace, creating the perfect place to gather, relax and enjoy cozy evenings at home. The well-planned split-level design provides excellent separation between the living and sleeping areas, while 4 generously sized bedrooms and 2 full bathrooms offer plenty of room for children, guests, a home office or flexible family living. The unfinished lowest level provides excellent storage and the opportunity to create additional living space tailored to your needs. Pride of ownership is evident throughout, with numerous meaningful improvements completed over the years, including an oversized double detached garage built in 2014, fencing completed in 2015 and freshly stained in 2025, windows replaced in 2017, a deck built in 2020, furnace and central air conditioning installed in 2021, Gemstone exterior lighting added in 2023, new eavestroughs and a new garage door opener in 2024, new countertops in 2025 and a Flo smart water-monitoring system installed in 2026. Outside, the expansive front yard and mature landscaping create an impressive sense of space, while the oversized garage provides ample room for vehicles, storage

and hobbies. The property is positioned just across from nearby green space, with the Erin Woods Community Association only a short walk away. Ideally located close to schools, parks, playgrounds, shopping, restaurants and everyday amenities, Erin Woods also offers convenient access to Peigan Trail, 52 Street, Stoney Trail and Deerfoot Trail, making commuting throughout the city quick and easy. Move-in ready, beautifully cared for and filled with thoughtful upgrades, this exceptional property is a wonderful opportunity for first-time buyers, growing families or investors.