



GRASSROOTS
REALTY GROUP

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171 Erin Mount Place SE
Calgary, Alberta

MLS # A2334350



\$458,600

Division:	Erin Woods		
Type:	Residential/House		
Style:	4 Level Split		
Size:	886 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: n/a

Welcome to this fully finished 1,719 sq. ft. 4-level split home, ideally situated on a desirable corner lot with an oversized double detached garage and a spacious yard, perfect for families, entertaining, or future landscaping ideas. The bright and inviting main floor features an open-concept layout with a cozy fireplace and a large southeast-facing window that fills the living room with natural light. The modern kitchen is equipped with quartz countertops, stylish cabinetry, four appliances, and flows seamlessly into the spacious dining area with direct access to the side patio. Durable vinyl plank flooring extends throughout the main living areas, while the bathrooms feature ceramic tile flooring and quartz countertops for added style and functionality. Upstairs, you'll find a generous primary bedroom, a second bedroom, and a full 4-piece bathroom. The lower level offers a corner office area, a large family room or potential bedroom with two bright windows, and a convenient 3-piece bath. The basement includes a stacked washer and dryer, utility room, a good-sized den or guest room, plus over 100 sq. ft. of crawl space storage. With its functional multi-level layout, abundant natural light, oversized garage, and excellent outdoor space, this home offers outstanding value and flexibility for a variety of lifestyles.