



GRASSROOTS
REALTY GROUP

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169 Erin Woods Circle SE
Calgary, Alberta

MLS # A2334682



\$295,000

Division:	Erin Woods		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,047 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Parking Pad, RV Access/Parking		
Lot Size:	0.07 Acre		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Level, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MH
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Window Coverings, Storage Shed

This well maintained manufactured home shows pride of ownership. It's nestled in mature trees next to a City green space with a view of our majestic mountains and beautiful sunsets, and is in a community-minded neighborhood. The yard boasts mature Lilac and Cranberry bushes, as well as a variety of beautiful flowering perennials. This three bedroom family home is on a City lot, so you pay property taxes, not pad or condo fees. Two of the bedrooms and a bathroom are located at the front with the principal bedroom and ensuite in the back. Privacy between the bedrooms & bathrooms makes this a great floor plan. The principal bedroom & ensuite are sheltered by City trees, making this area peacefully quiet. The spacious living room and large family kitchen and dining areas are separated from the bedrooms, allowing for complete privacy. You will love the kitchen - it has lots of cupboards and counter space. The laundry room is equipped with a washer, dryer and upright freezer and is located off the kitchen across from the exit to the 33 foot covered, carpeted deck that faces the green space. There is carpet in both front bedrooms, luxury vinyl tile in both four-piece bathrooms. The balance of flooring is easy-to-keep laminate. Located minutes from city centre, 2 malls along 36 Street and East Hills Mall. Its close to Deerfoot Trail, Stoney Trail, public transportation, schools and all amenities. Completed maintenance includes annual furnace servicing, new Pex waterlines with new shutoffs, new heat tape on main waterline and main sewer line in 2019 and new deck floor in 2013. Call your favorite realtor to view this home today !