



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

128 Erin Woods Drive SE
Calgary, Alberta

MLS # A2336039



\$489,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,358 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Paved		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Garbage Collection
Features:	Central Vacuum		

Inclusions: None

Book your private showing today! Welcome to 128 Erin Woods Drive SE — a well-maintained home offering exceptional space, a functional layout and a fantastic oversized detached double garage! With 1,358.7 sq. ft. above grade plus over 1,087 sq. ft. of finished basement space, there is plenty of room for the whole family. The main floor features a bright and comfortable living area with a cozy fireplace, generous dining space and a well-sized kitchen with plenty of cabinetry and counter space. The primary bedroom includes a 3-piece ensuite, while two additional bedrooms and a 4-piece main bathroom provide excellent flexibility for family, guests or a home office. The fully finished basement adds an impressive amount of additional living space, with a huge family/rec room, additional hobby room, 2-piece bathroom and generous storage. The basement layout provides plenty of options for a growing family, teenagers, guests, hobbies or entertaining. Outside, enjoy a mature, established yard with a large detached double garage measuring approximately 22' x 19'10". This is a great opportunity to own a spacious home in an established Calgary community, with over 2,400 sq. ft. of finished living space and the convenience of a detached double garage. The combination of space, functionality and value makes this one worth seeing. Book your private showing today!