



GRASSROOTS
REALTY GROUP

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224 Erin Dale Place SE
Calgary, Alberta

MLS # A2343769

\$575,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,115 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, Pantry, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to your dream home in the highly desirable and family-friendly community of Erin Woods! This fully finished, two-storey residence effortlessly combines classic elegance, modern upgrades, and exceptional functionality, offering an ideal setting for both everyday family life and top-tier entertaining. As you step inside, you are immediately greeted by beautifully refinished red oak hardwood flooring (2020) that flows seamlessly throughout the main floor. The spacious, open-concept living and dining room combo is bathed in natural light thanks to expansive bay windows, creating an inviting space to relax with family or host intimate dinner parties. Continuing into the heart of the home, the chef's kitchen is a true masterpiece of design and practicality. It features elegantly crafted cherry cabinetry outfitted with convenient upgraded slide-out drawers, stylish subway tile accents, and premium stainless steel appliances, including a high-end Miele dishwasher and a spacious LG refrigerator. Enjoy casual meals at the breakfast bar, or sip your morning coffee in the sunny breakfast nook overlooking your serene backyard retreat. Heading upstairs, you will discover three generously sized bedrooms, each offering soft natural light and ample closet space. The expansive primary suite easily accommodates a king-size bed along with extra furniture. A tastefully appointed full bathroom thoughtfully divides the primary suite from the secondary bedrooms, complemented by a convenient nearby linen closet for easy organization. The fully finished basement expands your living footprint significantly, providing a large, multi-purpose entertainment area perfect for movie nights, a home gym, or a kids' play zone. This lower level also features a quiet fourth bedroom—ideal for guests or a dedicated home office—along with a convenient powder

room. Every major system in this property has been thoughtfully upgraded for worry-free ownership. Enjoy year-round climate control with central A/C and a high-efficiency Carrier 2-stage variable speed furnace (2016). Mechanical and exterior updates include a newer water tank (2023), roof shingles on the house (2019), and garage roof/siding updates (2010). Step outside into your private backyard sanctuary. Modern living extends outdoors with a high-end composite deck, a stylish stamped concrete patio, and lush landscaping enhanced by ambient underground lighting. For the craftsman or vehicle enthusiast, the oversized 24' x 24' insulated and heated detached garage provides the ultimate workshop and parking setup, accompanied by a dedicated RV parking pad right beside it complete with a 30-amp plugin. Situated in a vibrant neighborhood, this home is just steps away from local parks, top-rated schools, soccer fields, a popular toboggan hill, and the Erin Woods Twin Hockey Arenas. Enjoy rapid access to major transit routes, ensuring an effortless commute to downtown Calgary and surrounding amenities. This move-in-ready gem is the complete package!