



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

271 Erin Meadow Close SE
Calgary, Alberta

MLS # A2344408

\$525,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,665 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: 3 TV Brackets, Storage Shed

**** OPEN HOUSE FRIDAY Oct 9 4pm - 630pm AND SATURDAY Oct 10 130 - 330pm **** SPACE & UPGRADES like this don't come along often in a split level. Are you looking for an **OVERSIZED & HEATED** double garage? This home has it! At over 25' x 23', it comes with work benches, a new roof (2024), a paved alley, AND RV PARKING. The large corner lot also means extra street parking, and it's beautifully framed by mature trees for shade & privacy. Entertain on the two-tiered deck or gather around a fire pit on the stone patio area. The big upgrades are already done: **BRAND NEW FURNACE & A/C** (2026), all Poly B plumbing removed with permit (2026), new dishwasher & water softener (2024), hot water tank (2019), & fresh paint (2023). Step inside to a vaulted living & dining room where a south-facing bay window floods the space with natural light all day. The kitchen is both functional & charming, with a sink tucked under the window complete with a bar-style glass washer, stainless appliances (a water line runs straight to the fridge, so cold drinks all year round), & tons of cabinet/counter space. There's room for a small table for casual meals, & a patio door leads straight out to the deck, ideal for BBQing & indoor/outdoor living. Upstairs are three good-sized bedrooms. The larger primary features a walk-in closet & a 2-piece ensuite with its own window, a lovely touch of natural light in a space that often goes without. The 2 other bedrooms both have double closets, & a full 4-piece bathroom completes this level. The lower level is what truly sets this home apart. A huge family room with full-sized windows is anchored by a cozy corner gas fireplace, and this level also includes a fourth bedroom & a half bath with laundry, ALL ABOVE GRADE. The real standout is the 2nd entrance, walking straight out to the backyard/garage. Whether you need space for

extended family, a private area for older kids or guests, a home office, or you're exploring rental income potential, this separate entrance gives you options a typical 4-level split simply doesn't offer. Below that, the basement is a genuine blank slate. Imagine a home gym, a fifth bedroom, or a home theatre. A crawl space adds incredible bonus storage that's tough to find in any home. In total, you get 1,665sqft of developed space above grade PLUS another 488 sqft in the basement. Tucked on a quiet no-through street, this move-in ready SE Calgary home is steps to a public school (K-6) and a central green space, with East Calgary Twin Arenas just a 2-minute drive away. Transit, Stoney Trail, Deerfoot Trail & the 52 St corridor are all easy to reach. A rare combination of space, updates, flexibility, & location. Excellent value in SE Calgary! Book your showing today!