



GRASSROOTS
REALTY GROUP

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159 Erin Grove SE
Calgary, Alberta

MLS # A2346694

\$589,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,621 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Gravel Driveway, Off Street, On Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this Very nice , Quiet , and Family friendly home in the neighborhood of Erin woods in Southeast, very close to all amenities, Bus stop is just a few steps away , 15 minutes drive to Downtown Calgary, close to Peigan trail , Stoney trail, Deerfoot trail , and 52 st leading to industrial park or Peter Lougheed hospital. Erinwoods school is just a 5 minutes walk , There's a convenience store and gas station nearby, a few minutes walk near the Bus stop. Grocery stores and restaurants are a few minutes away, this house is well maintained throughout the years , the roof was done on 2022, brand new Samsung washer and dryer, all stainless steel appliances in the kitchen. Newer energy efficient furnace and hot water tank , There's a total of 3 and a half bathrooms, 3 bedrooms upstairs, The newly finished basement has an uplifted laminate floor , 2 bedrooms , bigger window, living room, a wet bar, and a full bathroom, a new fridge is also included. Quartz counter top on the main island kitchen and all over the kitchen cabinets, nice tile backsplash ,hardwood floors and marble tiles on the main floor , 2 living rooms on the main floor, that can easily welcome your friends and visitors, there's a newly installed chandelier on top of the tall cathedral ceiling, come on down and check this beautiful house, you won't be disappointed!!! OPEN HOUSE !! Saturday, Oct 17 , 12:00-4:00 pm !!