



GRASSROOTS
REALTY GROUP

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68 Erin Park Drive SE
Calgary, Alberta

MLS # A2350508

\$599,900



Division:	Erin Woods		
Type:	Residential/House		
Style:	Bi-Level		
Size:	955 sq.ft.	Age:	1987 (39 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Lawn, Irrigation		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: Dishwasher x2, Electric Stove x2, Microwave Hood Fan x2, Refrigerator x2,

Experience the perfect blend of contemporary style and functional living in this extensively renovated bi-level home, ideally situated on a spacious corner lot in the established community of Erin Woods. Thoughtfully redesigned with quality finishes throughout from top to bottom. This exceptional property offers incredible flexibility for growing families, multi-generational households, or savvy investors; two levels of stylish living space with 5 BEDROOMS, 2 FULL BATHROOMS, SEPARATE LAUNDRY and 2 KITCHENS. Step unto the bright main floor flooded with natural light from the huge front window and side patio doors. The living area is complete with a contemporary FIREPLACE and flows unto the dining area and the brand-new kitchen. The modern kitchen is equipped with sleek white cabinetry, quartz countertops, brand new stainless steel appliances, and ample storage. Three generously sized bedrooms, a beautifully updated 4-piece bathroom, and convenient upper-level laundry complete the main floor. The bright and spacious basement offers an Illegal suite complete with a kitchen, 2 additional bedrooms, a full bathroom and separate laundry, creating an ideal setup for extended family living or potential mortgage-helper opportunities. The basement also has it's own Fireplace making this space both contemporary and cozy. Outside, the fully fenced yard offers plenty of room for children, pets, and outdoor entertaining, while the detached INSULATED garage previously wired for heating adds everyday convenience. Located super close to schools, parks, shopping, public transit, and major commuter routes, this turnkey property delivers outstanding value in a family-friendly neighborhood. This property will not stay long. Call your favorite REALTOR now.

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