



**GRASSROOTS**  
REALTY GROUP

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**76 Erin Park Drive SE  
Calgary, Alberta**

**MLS # A2218506**



**\$649,900**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Side by Side		
<b>Size:</b>	1,407 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Assigned, Driveway, Front Drive, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Cleared, Corner Lot, Dog Run Fenced In, Front Yard, Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Smoking Home, Pantry, See Remarks, Storage, Sump Pump(s), Tankless Hot Water

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 0

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

This 4-level split home has been renovated and is close to 2000sf of total living area. A total of 5 bedrooms. 3 full baths. New vinyl plank floor, Quartz countertops for the washroom vanities, painted, new high-efficiency furnace, tankless hot water system & more...Check it out! It is like a new home now. Plus skylite in the foyer & high ceilings on the main floor. This is a fantastic home for a growing family. The fenced yard is perfect for your puppy & RV parking. Please note: The condo board is inactive, so there is no condo fee to pay. Only 2 units in this complex ( Side by side) & all owners are self-managed and pay their insurance & utilities.