



GRASSROOTS
REALTY GROUP

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92 Erin Woods Drive SE
Calgary, Alberta

MLS # A2222354



\$475,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,021 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Carport, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lo		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Kitchen Island, Open Floorplan, Storage, Vinyl Windows		

Inclusions: None.

Welcome to 92 Erin Woods Drive SE — a beautifully reimagined residence where thoughtful design meets everyday function. With over 1,000 sq ft above grade and a fully developed lower level, this home delivers a rare blend of style, comfort, and versatility. Step through the enclosed front sunroom — a bright and breezy prelude to the warmth inside. The main floor unveils an open-concept layout where living, dining, and kitchen spaces flow effortlessly — ideal for lively conversation or quiet weekday mornings. The kitchen boasts concrete countertops, a breakfast bar, and upgraded appliances (just five years old), perfectly suited for hosting and daily ease. From the west-facing kitchen window, enjoy views of your private, fenced yard — a picturesque setting for summer BBQs, evening wine under the golden sky, or simply watching the kids play. The roof (~2015) is under 10 years old, and all windows (2017) were replaced just eight years ago, adding peace of mind and energy efficiency. Beat the summer heat with central air conditioning (2022), installed just three years ago along with a high-efficiency furnace. A/C isn't just a luxury — in Calgary's increasingly warm summers, it's a game-changer, offering cool, restful nights and year-round comfort. Downstairs, the lower level invites with a cozy wood-burning fireplace, built-in bar, half bath, and two spacious storage rooms — ideal for movie nights, game-day hosting, or multigenerational living. The oversized carport easily fits two vehicles — even an Escalade — while the home's Vogue-inspired palette and crisp white trim lend a timeless, modern edge. Private. Stylish. Move-in ready. Welcome home.