



**GRASSROOTS**  
REALTY GROUP

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**272 Erin Woods Drive SE**  
**Calgary, Alberta**

**MLS # A2227036**



**\$449,990**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	881 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, No Smoking Home, Stone Counters, Vaulted Ceiling(s)		

**Inclusions:** n/a

**\*\*OPEN HOUSE SAT JUNE 28 1-3PM\*\***Welcome to this exquisite bi-level residence featuring a finished basement with SEPARATE ENTRANCE, nestled in the charming neighborhood of Erin Woods. This property offers an array of features that cater to both comfort and style. As you step inside, you are greeted by a spacious living room adorned with soaring vaulted ceilings that create an airy ambiance. The heart of the home lies in the impressively renovated kitchen, boasting stunning stone countertops and stainless steel appliances. The elegant tile backsplash adds a touch of sophistication, while the adjacent dining nook provides a cozy space for family gatherings or intimate dinners. Step outside onto the beautiful covered deck—an ideal spot for morning coffee or evening relaxation, surrounded by nature. The main floor hosts two generously sized bedrooms, including an impressive primary suite that serves as your personal retreat. With convenient access to a luxurious four-piece bathroom, this suite promises tranquility. Venture downstairs to discover the fully developed basement—a versatile space perfect for entertaining or accommodating guests. Featuring a welcoming family room, an additional bedroom, and another beautifully renovated bathroom, this level offers endless possibilities. For those with accessibility needs in mind, a chairlift has been thoughtfully installed but can be easily removed if desired. The basement also boasts its own separate entrance leading directly to the backyard. Step into your private outdoor oasis where fruit trees abound! Enjoy fresh apples from your very own apple trees or savor sweet pears as they ripen on your pear trees—perfect for garden enthusiasts! Grape vines add charm. A handy shed provides ample storage for gardening tools or outdoor equipment. This property is not just a house; it's a lifestyle.

waiting to be embraced. Whether you're seeking space for family gatherings or looking for investment potential with its separate entrance and finished basement layout, this home has it all!