



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2228524**



**\$534,900**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,459 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** n/a

**\*\* Open House, Sunday June 22, 1-3 pm \*\*** Welcome to this beautifully updated and well cared-for, move-in-ready home in the highly desirable and family-friendly community of Erin Woods. Exceptionally priced, this fully developed 2-storey home sits on a large lot and offers nearly 2,000 square feet of comfortable living space. Upon entering, you'll be greeted by a bright and spacious living room, complete with a bay window that fills the space with natural light. The kitchen is a true highlight, featuring ample cupboard space, stunning newer quartz countertops, and a modern backsplash, all open to the dining area and sliding doors leading to your sunny south-facing deck—perfect for summer barbecues and outdoor enjoyment. The main floor also boasts a cozy family room with a wood-burning fireplace, beautifully updated with sleek new brick, creating a perfect spot to relax. Upstairs, the expansive primary bedroom offers a generous walk-in closet, while two additional good-sized bedrooms and a 4-piece bathroom designed to accommodate laundry complete the upper level. The entire main floor and upper level feature durable vinyl plank flooring, providing a fresh, modern look throughout. The fully finished basement is ideal for extended family or guests, with a 4th bedroom, kitchenette, 3-piece washroom, and laundry area—offering bright and open additional living space. No need to worry about parking, as this home comes with an oversized double detached garage (new shingles June 2025) ensuring plenty of room for your vehicles and storage. Located in a quiet and friendly neighborhood with easy access to parks, schools, and local amenities, this home is a must-see. A perfect blend of comfort, space, and value for your growing family!

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