



GRASSROOTS
REALTY GROUP

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90 Erin Ridge Road SE
Calgary, Alberta

MLS # A2231584



\$529,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,154 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: Electric Range x2, Microwave Hood Fan, Range Hood, Dishwasher, Refrigerator, Washer, Dryer

FULLY RENOVATED!! SEPARATE ENTRANCE!! ILLEGAL BASEMENT SUITE!! FULL OF UPGRADES!! OVER 1,600 SQFT OF LIVING SPACE!! LAUNDRY ON BOTH LEVELS!! 4 BED 3 BATH!! UPGRADES INCLUDE - NEW ROOF, NEW WINDOWS, NEW GUTTERS, NEW FURNACE AND INSTANT HOT WATER TANK – ALL DONE FOR YOUR PEACE OF MIND!! Welcome to this updated 2-storey detached home in Erin Woods! The main floor offers a bright and spacious living room with a cozy fireplace, perfect for relaxing or entertaining. There's a separate dining area and a modern kitchen featuring new appliances and sleek finishes (Refrigerator will be installed by the seller). A 2PC bath and main-floor laundry with access to the large backyard complete this level – a great setup for convenience and indoor-outdoor living. Upstairs offers three good-sized bedrooms including a primary with a walk-in closet and a 4PC ensuite bath. There are two more bedrooms on this level. The ILLEGAL SUITE BASEMENT with SEPARATE ENTRANCE has a modern kitchen, large rec room, a bedroom, 3PC bathroom and its own laundry. A great location in Erin Woods – a growing neighborhood with parks, pathways, and easy commuting options. MOVE-IN READY WITH SMART UPDATES AND A SETUP THAT WORKS FOR FAMILY!!