



**GRASSROOTS**  
REALTY GROUP

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**210 Erin woods Circle SE**  
**Calgary, Alberta**

**MLS # A2234781**



**\$250,000**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Level, Pie Shaped Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Siding	<b>Zoning:</b>	R-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Skylight(s)		

**Inclusions:** none

This home's open floor plan is perfect for hosting unforgettable gatherings with family and friends. The spacious master bedroom features a generous walk-in closet and a private ensuite for your comfort. The second oversized bedroom offers incredible flexibility and potential for various uses. Additionally, there's a second full bathroom, providing convenience and functionality. Step outside to your fully fenced yard, the ideal setting for summer BBQs, relaxation, and outdoor fun. Book your private showing today!