



GRASSROOTS
REALTY GROUP

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132 Erin Circle SE
Calgary, Alberta

MLS # A2239785



\$524,999

Division:	Erin Woods		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,655 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	r-cg
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions:	N/A
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Welcome to your dream home in a truly unbeatable location—just 15 minutes to downtown, 5 minutes to the ring road, and 7 minutes to Deerfoot. Nestled in a quiet, friendly community where neighbours still lend a hand, this home offers the perfect blend of convenience and comfort. Key updates include a Malarkey rubber shingle roof with approximately 30 years remaining on its 40-year warranty, plus a new furnace, hot water tank, central AC, and a high-efficiency 5-inch MERV air filter—all installed in 2019. The stylish, functional kitchen was fully redone just five years ago and features custom cabinetry, deep storage, and clever hidden drawers. Downstairs, you’ll find a unique cold storage nook or wine cellar concealed behind rolling bookcases—adding both charm and utility. The custom ensuite bathroom is a true retreat, with double sinks, a large soaker tub, walk-in shower, and great built-in storage. Sitting on an oversized 5,500+ sq ft pie lot, the backyard offers exceptional space and potential. It’s also wired and prepped for a hot tub, complete with a dedicated 220V connection and a developed pad. The kitchen is wired with dedicated 20-amp circuits at every outlet—perfect for home chefs and entertainers. Outside, enjoy beautiful landscaping with fruit-bearing trees including cherry, hawthorn berry, lilac, and raspberry bushes. A nearly new 10x12 shed adds even more value. This well-cared-for home is move-in ready and offers thoughtful upgrades throughout. A rare opportunity in a great location—book your showing today!