



**GRASSROOTS**  
REALTY GROUP

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**254 Erin Woods Circle SE**  
**Calgary, Alberta**

**MLS # A2241658**



**\$349,899**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	City Lot, Few Trees, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Level, No		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MH
<b>Foundation:</b>	Piling(s), Wood	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	2 Exterior Sheds		

Incredible Value! Own Your Own Titled Land—Say Goodbye to Monthly Condo Fees and Pad Rent! This beautifully designed, air-conditioned 1,200 sq. ft. bungalow-style modular home offers three spacious bedrooms and two full bathrooms, complete with two convenient entrances. Step inside to experience an inviting open floor plan featuring a bright oak kitchen illuminated by a skylight. With ample pantry storage and a charming built-in china cabinet that doubles as an elegant beverage station, this kitchen is perfect for entertaining. The living room is a stunning showcase, boasting high vaulted ceilings and additional oak cabinetry for stylish storage, all while bathing in natural light from numerous large windows. Retreat to the primary bedroom, which includes a luxurious 4-piece ensuite bathroom complete with a 2-person jetted soaker tub, a dedicated makeup area with a sink, a separate shower, and a private toilet. The front of the home features two generously sized bedrooms with ample closet space, along with a main bathroom that is also 4 pieces, ensuring comfort for family and guests. The rear entrance features built-in cabinetry and ample storage for a freezer or other essentials, conveniently located adjacent to a separate laundry room equipped with a modern front-load washer and dryer. Step outside to discover two storage sheds skillfully hidden behind a beautifully landscaped yard, featuring a delightful apple tree and chokecherry bushes. Whether you're grilling on your patio or enjoying a cozy fire in the yard, outdoor living has never been better! Winterized heat tape ensures no issues during the cold. With asphalt parking and easy access to walking paths and green spaces, this home is ideally situated. Enjoy unparalleled convenience with quick access to Stoney Trail, Peigan Trail, Deerfoot Trail, and Downtown, along with all the

amenities you could desire, including Costco on 17th Avenue and big box stores. Don't miss out on this exceptional opportunity—experience it for yourself!