



**GRASSROOTS**  
REALTY GROUP

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**15 Erin Meadow Crescent SE  
Calgary, Alberta**

**MLS # A2241895**



**\$549,900**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,291 sq.ft.	<b>Age:</b>	1998 (27 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, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, See Remarks		

**Inclusions:** TV mount main floor (above fireplace) & basement bonus room wall, rear deck and privacy screen, garage cabinets (bolted to the wall), garden shed.

**\*\*Open House this Saturday, July 26th from 1:00-3:00 PM\*\*** This well-maintained home blends modern updates with thoughtful functionality, offering nearly 2,000 sq. ft. of fully developed living space across three levels. Situated on a 3,412 sq. ft. lot, the property features 4 bedrooms, 2.5 bathrooms, two living areas, and stylish finishes throughout. The main floor has been thoughtfully updated with durable luxury vinyl plank flooring and features large front and rear-facing windows that bathe the home with natural light. The inviting front living room includes a cozy gas fireplace and overlooks the front yard. The updated kitchen is equipped with timeless white shaker cabinetry, subway tile backsplash, and a charming bay window with bench seating in the eating area. A rear mudroom with storage, laundry centre, and a convenient 2-piece powder room complete the main level. Upstairs, you'll find three generously sized bedrooms, all with vinyl plank flooring (no carpet &ndash; ideal for kids and pets). The spacious primary suite features a stylish shiplap accent wall, a large walk-in closet, and direct access to a 4-piece bathroom with a fully tiled tub/shower. Two additional bedrooms and extra storage complete the upper floor. The fully finished basement includes a versatile recreation/media area &ndash; perfect for a playroom, home gym, or additional living space. A fourth bedroom and full 4-piece bathroom add flexibility for guests or growing families. Enjoy summer days in the spacious backyard, complete with a raised deck for barbecuing and dining, a lower patio for lounging, and plenty of green space for kids or pets. Completing the property is a oversized double detached garage (24'4" x 22'4"), offering secure, year-round storage for your vehicles and valuables. Pride of ownership shines throughout this move-in-ready home. Ideally located near parks, schools, and

amenities, with convenient access to major routes for easy commuting.