



GRASSROOTS
REALTY GROUP

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171 Erin Woods Drive SE
Calgary, Alberta

MLS # A2243446



\$522,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,103 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Reverse Pie Shaped Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

| 4 BEDS | 2.5 BATHS | DOUBLE DETACHED GARAGE | GREAT LOCATION | Welcome to this bright and inviting 2-storey home in the community of Erin Woods! The main floor features a large living area filled with natural light from big windows, opening up to the kitchen with updated cabinetry, modern countertops, and a door that leads out to the backyard. Pot lights run throughout the home for added lighting. A convenient half bath completes this level. Upstairs, you'll find three good-sized bedrooms and a 4-piece bathroom. The finished basement includes a spacious rec room, an additional bedroom, and a 4-piece bathroom. Outside, enjoy the large backyard and a double detached garage. Located close to schools, parks, shopping, and more, this home has it all!