

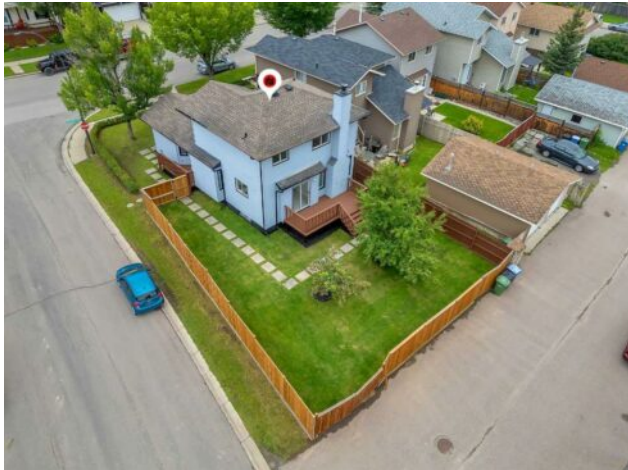


GRASSROOTS
REALTY GROUP

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895 Erin Woods Drive SE
Calgary, Alberta

MLS # A2244285



\$598,800

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,485 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks, Separate Entrance		

Inclusions: Microwave Hood Fan x2, Gas Stove, Dishwasher, Refrigerator x2, Washer x2, Dryer x2, Gas Cooktop

FULLY RENOVATED!! HUGE CORNER LOT!! IN ERIN WOODS!! ILLEGAL BASEMENT SUITE!! SEPARATE SIDE ENTRANCE!! SINGLE ATTACHED GARAGE!! 2100+ SQFT OF LIVING SPACE!! LAUNDRY ON BOTH LEVELS!! HUGE BACKYARD!! A fantastic opportunity to own a spacious home on a prime corner lot in family-friendly Erin Woods! The main floor welcomes you with a bright open-concept layout featuring a front living room, generous dining space, and an additional family room off the kitchen—perfect for gatherings or everyday comfort. The kitchen offers great cabinet space, a pantry, and easy access to the 2pc bathroom on the main level. Upstairs, you’ll find 3 well-sized bedrooms, a 3pc bathroom, and the convenience of laundry on the upper floor—no more hauling clothes up and down stairs! The illegal basement suite has its own separate entrance and is complete with a second kitchen, spacious rec room, bedroom, and a full 4pc bathroom! This home also features a HUGE BACKYARD and a LARGE DECK—perfect for outdoor entertaining, summer BBQs, or simply relaxing in your own private space! Enjoy the benefits of living close to schools, parks, playgrounds, shopping, and transit—everything you need is within reach. A PERFECT BLEND OF SPACE, FUNCTIONALITY, AND POTENTIAL—BOOK YOUR SHOWING TODAY!