



**GRASSROOTS**  
REALTY GROUP

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**92 Erin Woods Drive SE**  
**Calgary, Alberta**

**MLS # A2247329**



**\$495,000**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,021 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangu		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Kitchen Island, Open Floorplan, Stone Counters, Storage		

**Inclusions:** Second Fridge in Basement, Lawn maintenance equipment, shed, security system (no contract).

Welcome to 92 Erin Woods Drive SE &mdash; a beautifully reimagined home where thoughtful updates meet everyday function. With over 1,000 sq. ft. above grade, a fully developed lower level, and three cozy bedrooms, this property offers comfort, style, and versatility in one inviting package. Freshly painted throughout and featuring refinished kitchen counters, the main floor shines with a bright, open-concept layout where living, dining, and kitchen spaces flow seamlessly &mdash; perfect for lively gatherings or quiet mornings. The kitchen, complete with a breakfast bar and upgraded appliances (2019), enjoys west-facing views over your private fenced yard &mdash; ideal for summer BBQs or unwinding at sunset. The enclosed front sunroom sets a warm tone on entry, while recent updates like a high-efficiency furnace and central A/C (2022), newer roof (~2015), and all windows replaced in 2017 offer peace of mind. Downstairs, the fully developed lower level boasts a cozy wood-burning fireplace, built-in bar, half bath, and generous storage &mdash; an ideal space for movie nights or game-day hosting. The oversized carport easily fits two vehicles, even an SUV, while the home's refreshed finishes and modern palette make it truly move-in ready. Private. Stylish. Updated. Welcome home.