



**GRASSROOTS**  
REALTY GROUP

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**99 Erin Road SE**  
**Calgary, Alberta**

**MLS # A2250067**



**\$512,000**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,136 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Private, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Concrete, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Chandelier, Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Backyard Shed

Welcome to this beautifully upgraded 3-bedroom, 2.5-bathroom home just under 1640 sq ft of total living space, perfectly suited for first-time buyers or growing families. With over \$50,000 in thoughtful upgrades, including new windows and blinds throughout, fresh paint, newer flooring, a new furnace, hot water tank, central A/C, humidifier, updated plumbing with no Poly-B, newer stainless steel appliances, newer washer and dryer, and a new exterior door, this beautifully upgraded 3-bedroom, 2.5-bathroom home is the perfect one for you to call home. Nestled on a quiet street in Erin Woods and just 14 minutes from downtown, the main floor welcomes you with a spacious living room featuring oversized windows that flood the space with natural light, a dedicated dining area, and a beautifully upgraded kitchen with brand-new stainless steel appliances. A convenient 2-piece washroom and sliding doors lead directly to the massive, professionally landscaped backyard, ideal for kids to play, summer barbecues, or quiet outdoor relaxation. Upstairs, you are greeted by a full 4-piece washroom, the primary master bedroom with a beautiful, spacious closet, and two additional well-sized bedrooms &mdash; all featuring new windows and blinds that enhance the bright and airy feel of the home. The fully developed basement offers a versatile rec room, another 4-piece washroom, and a utility room, providing ample functional space for family living. Outside, the home boasts a massive driveway that can accommodate up to three vehicles or even an RV, offering unmatched convenience. Located within walking distance to a playground and close to schools, shopping, and amenities, this move-in-ready home combines modern upgrades, a family-friendly layout, and an unbeatable location &mdash; the perfect space to grow, make memories, and call home. Don't miss your opportunity and

call your favourite realtor to get your own private showing today!