

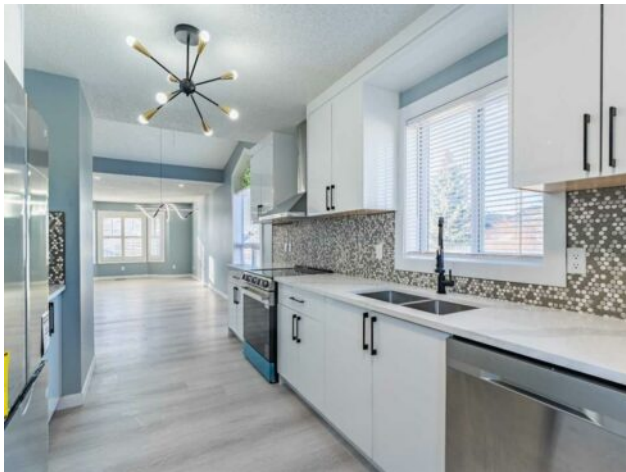


GRASSROOTS
REALTY GROUP

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

MLS # A2255671



\$549,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	Bi-Level		
Size:	900 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Level		

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: Basement suite appliances

FULLY RENOVATED!! ILLEGAL BASEMENT SUITE! 1800 SQFT OF LIVING SPACE! DOUBLE DETACHED GARAGE! HUGE CORNER LOT!-perfect for RV parking. Nestled in the established, family-oriented community of Erin Woods, this inviting five-bedroom, two-bathroom detached home offers a comfortable blend of functionality and everyday livability. The thoughtfully designed layout creates a natural flow between the living, dining, and kitchen areas, making the space feel open, welcoming, and ideal for both daily life and entertaining. Large windows allow natural light to fill the home, enhancing the warmth of the interior and highlighting its practical design. The Renovated home also comes Loaded with TONS of UPDATES: NEW water-proof 8mm Vinyl Plank flooring, NEW High End Quartz countertops throughout, new bathroom fixtures, high end LED lighting and fresh paint. The modern KITCHEN boasts of new Quartz countertops, Stainless Steel appliances and beautiful Backsplash. The kitchen also offers ample new high gloss cabinetry and workspace to support busy households and casual gatherings alike. The Large basement features it's own SEPARATE ENTRY through the main door, 3 Bedrooms, New complete Kitchen, living area and a bathroom. To finish up is a Double Detached Garage for storage and the comfort of warm vehicles Outside, the generous yard creates a private outdoor setting ideal for summer barbecues, gardening, or simply relaxing at the end of the day. The HUGE Backyard also comes a large wrapping deck and with an Alley access with enough room for RV parking. Located on a quiet crescent, the home enjoys close proximity to schools, parks, public transit, and shopping amenities, with easy access to Deerfoot Trail and Peigan Trail for convenient commuting throughout the city. This property presents a great

opportunity for first-time buyers, growing families, Investors or those seeking to live and live and rent part of the home. A Great Place to call Home!! Check out our 3D VIRTUAL TOUR to ease your decision making process.