



GRASSROOTS
REALTY GROUP

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**29 Erin Green Way SE
Calgary, Alberta**

MLS # A2278541



\$479,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,028 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	2
Garage:	None		
Lot Size:	0.08 Acre		
Lot Feat:	Greenbelt, Landscaped, Rectangular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, French Door, No Animal Home, No Smoking Home, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Storage Shed		

Wow…what a fantastic location! Quiet family-friendly street facing a large park with play structures, basketball & more! Walk to school within minutes. Close access to transit stops. Nicely landscaped yards with the idyllic white picket fenced front yard! The back yard has loads of room for family fun and relaxation or to build a future garage. The deck was built to support a full-sized hot tub with power source already there ready for your new hot tub! Access the backyard from French doors in the Primary bedroom. Gleaming white kitchen with loads of cabinets & counter space. Entertain in the roomy dining room with mirrored feature wall with access to a hidden closet perfect for linens & dish-ware. The patio door access to side yard is perfect for BBQ’s. The Living room enjoys loads of natural light & beautiful green space views through a large picture window. 3 bedrooms plus an updated full bath with “cheater door access” from the spacious Primary bedroom. The basement is fully developed adding a huge Family room, 2 bedrooms a second full bathroom, den area & loads of storage room. The raised basement floor assists in keeping the basement warm or hook up the in-floor heating system all ready to go if wanted! The home has had lots of updates & has been well maintained over the years. New siding, shingles, some windows, back door in 2012. Two new hot water tanks in 2020. Furnace serviced and ducts cleaned in 2025.