



**132 Erin Grove Close SE  
Calgary, Alberta**

**MLS # A2287178**

**\$485,000**



<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,116 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** Doorbell; Rugs at Front and Back Doors; Utility Room Shelf (Including Paint Stored on Shelf); Various Extra Materials (Extra Tiles, Vinyl, Etc.); Shelving Under Bathroom Sink; Extra Building Materials in Garage

Located on a quiet street, this charming fully developed two-storey detached home offers a highly functional layout designed for everyday living and entertaining. The main floor welcomes you with an inviting living room that flows seamlessly into the dining area, creating a warm and cohesive space. The well-appointed kitchen is thoughtfully positioned nearby and features an island with breakfast bar, stainless steel appliances (all updated in 2021), ample cabinetry and counter space, and a convenient pantry. A two-piece powder room completes this level. Together, these living areas are ideal for hosting gatherings or enjoying quality family time. Upstairs, retreat to the spacious primary bedroom with a large closet, while two additional bright bedrooms and a four-piece bathroom provide flexibility for family, guests, or a home office. The developed basement adds even more living space with a comfortable recreation room, along with laundry and an additional den or storage room. Notable updates include a hot water tank (2021) and a high-efficiency furnace. Step outside to a low-maintenance backyard featuring a massive walk-around deck and patio—no grass means no summer upkeep. The oversized garage offers excellent storage, and RV parking is an added bonus. Ideally located close to playgrounds, parks, and Erin Woods School (just a five-minute walk), with shopping, amenities, an ice rink, and additional schools nearby. Quick access to Downtown, Deerfoot Trail, Stoney Trail, and Barlow Trail makes commuting a breeze. This well-loved home offers outstanding value and lifestyle convenience—book your showing today!