



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

MLS # A2287178



\$485,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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!