



**196 Erin Meadow Way SE
Calgary, Alberta**

MLS # A2288722



\$459,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	Bi-Level		
Size:	833 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Skylight(s)		

Inclusions: Rear shed, pergola, outdoor firepit, portable A/C unit

Welcome to this stunning, meticulously maintained home that truly showcases pride of ownership throughout. Presented in immaculate condition, every detail has been thoughtfully updated and carefully cared for. The inviting entry stairway opens into a bright, open-concept living room and kitchen, highlighted by vaulted ceilings and skylights that flood the space with natural light and create an airy, spacious feel. The dining area is conveniently located just off the kitchen and extends seamlessly to the refinished rear deck, making it perfect for both everyday living and effortless indoor-outdoor entertaining. The upper level features a generous primary bedroom with dual closets, a comfortable second bedroom, and a full bathroom, offering a functional and well-designed layout. The fully developed basement provides excellent additional living space with a large family room anchored by a beautiful natural gas fireplace, creating a warm and inviting atmosphere. This level also features a third bedroom, a full bathroom, a laundry room with sink, and a spacious storage area, making it ideal for guests, family members, or a home office.. Outside, the property is equally impressive. Enjoy a pergola with fire pit, a low-maintenance upgraded deck with cedar steps and aluminum railings, a redesigned front entry with concrete walkways, and rear lane access to a single paved parking pad. The beautifully maintained landscaping further enhances the home's exceptional curb appeal. Don't wait, book your showing now!