



**131 Erin Woods Drive SE  
Calgary, Alberta**

**MLS # A2291781**



**\$479,000**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,343 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Carport, Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Landscaped, Lawn		

**Heating:** Mid Efficiency, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Metal Siding , Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Skylight(s), Storage

**Inclusions:** N/A

Immaculate and meticulously maintained, this charming Erin Woods home radiates pride of ownership from the moment you step inside. A welcoming foyer with a custom built-in bench invites you into a bright living and formal dining area, beautifully tied together by seamless laminate flooring. Towards the rear of the home, discover a private, spacious kitchen with plenty of room to add a custom island or breakfast nook, conveniently accompanied by a main-floor powder room for guests. Upstairs, a cozy reading nook greets you, complemented by plush carpeting throughout. The generous primary suite features an expansive wall-to-wall closet, alongside two additional bedrooms showcasing stylish feature walls. A beautifully renovated 4-piece main bathroom completes the upper level. Downstairs, the versatile recreation room is ready to be utilized as a home gym, media center, or family retreat. The lower level also boasts a large utility room with abundant storage and a dedicated workshop space. Step outside to your private summer oasis: a fully fenced, beautifully landscaped backyard complete with a spacious deck perfect for entertaining. An oversized rear parking pad with the portable carport easily accommodates an RV or offers the ideal footprint to build a future garage. Perfectly situated near lush green spaces with quick access to Stoney and Deerfoot Trails, also close to supermarkets and stores. This spotless property is a dream for first-time buyers, growing families, or savvy investors. Buy the house then enjoy your summer with the apple tree, pear tree, and lilac trees at your own backyard. Book your private showing today!