



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

MLS # A2292202



\$499,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,001 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, See Remarks		

Inclusions: Basement Fridge and Deep Freezer

Welcome to 886 Erin Woods Drive SE. This charming 4-level split in Erin Woods is a bright, well-maintained 2-bedroom, 3-bathroom home with thoughtful updates throughout. An inviting front porch leads you into the home where the big south facing window flows natural light into the front living area and dining room. The kitchen boasts granite countertops, modern Fisher & Paykel appliances (Fridge and Dishwasher), ample cabinet space and room for family members and guests alike to pull up to the kitchen for a visit. Upstairs is where you'll find two bedrooms and two full bathrooms, including the primary suite with an updated 4 piece en-suite and ample closet space. With updated laminate flooring throughout and wide staircases, this home provides the flexibility of additional living space with the comfort of a modern kitchen. Additional living space on lower levels provides a large family room/rec space with built in shelving, and another updated full 3-piece bathroom. Go down one more level to where you'll find your laundry and added storage & because you can never have enough storage! The property has a double detached garage. You are half a block from Erin Woods Park, while Erin Woods is centrally located giving you easy access to Deerfoot and Glenmore Trail. Perfect for first time home buyers and those looking to level up out of condo living. Give your Realtor a call today and book a showing before it's gone! For 886 Erin woods