



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

MLS # A2292866



\$479,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,096 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Storage, Walk-In Closet(s)		

Inclusions: N/A

Lovingly cared for fully developed home with a detached double garage, RV parking and central AC for those hot summer days! You are welcomed into the home to a spacious foyer and front living room offering an abundance of natural light leading you to the eat-in kitchen with ample cabinet space, stainless steel appliances and access to the generously scaled deck (19'x8') and sunny WEST facing backyard. Upstairs you will find three bedrooms (the primary with a walk-in closet) accompanied by a 4 piece bathroom. The basement is complete with a family room, storage room and laundry room. Situated within walking distance to the playgrounds and Erin Woods School...schedule your showing today!