



**168 Erin Meadow Close SE  
Calgary, Alberta**

**MLS # A2297954**



**\$579,000**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,777 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** Tree House, Storage Shed

Set on a quiet street in Erin Woods, this detached 2-storey home offers the kind of space and layout that just works for real life. With 1,700 sq ft above grade, a finished basement, and a pie-shaped backyard that partially backs onto the Erin Woods school field, there is plenty of room both inside and out. The main floor gives you options, with a formal living room, a warm family room with a wood-burning fireplace, a formal dining room, and a sunny kitchen with a separate nook. You also have the practical features buyers actually care about, like main floor laundry, lots of storage, an attached double garage, and a huge driveway with space for up to 4 vehicles. Upstairs features three bedrooms, including a spacious primary retreat complete with a large walk-in closet and a private 3 pc ensuite with a walk-in shower. The second bathroom upstairs is a 4 pc bathroom which offers an oversized tub, providing added comfort and functionality. The finished basement adds even more flexibility with a large fourth bedroom, hobby room and extra living space. Outside, the private backyard is a real highlight, with a deck, storage shed, and a layout that gives you more room to enjoy than the average lot. This is a solid family home in a convenient location, close to the Deerfoot and downtown, ample parking, and a yard with mature trees, gardens, hedge (in backyard), along with a brand new fence. Homes like this are getting harder to find. Roof Shingles &ndash; April 25, 2010, Water Heater &ndash; May 29, 2016 , Garage Door &ndash; May 26, 2017, Fence &ndash; Summer 2025, Siding - 2020.