



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

**MLS # A2299496**



**\$499,900**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	897 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<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>	-

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Quartz Counters, Separate Entrance, Storage

**Inclusions:** N/A

Welcome to this beautifully updated home in Erin Woods, completely rebuilt in 2015 by Generation 3 Homes and Renovations, offering modern construction, thoughtful design, and exceptional functionality throughout. This inviting bi-level offers a beautifully tiled foyer and features 3 generously sized bedrooms, 2 full bathrooms, and over 1600 square feet of total living space. Bathed in natural light thanks to its desirable southern exposure and expansive windows, the bright and spacious main living area with vaulted ceilings flows seamlessly into the dining space and a stunning chef-inspired kitchen with beautiful hardwood floors throughout. Designed for both style and practicality, the custom two-tone kitchen showcases full-height shaker-style cabinetry, tiled backsplash, soft-close drawers and cabinetry, and elegant hardware. The oversized centre island features beautiful quartz countertops, ample storage, and pairs perfectly with the stainless-steel appliances, creating an ideal space for cooking and entertaining. The spacious primary bedroom is filled with natural light and includes a large walk-in closet with built-in organizers, along with convenient pocket door access to the main 4-piece bathroom which also features quartz countertops and ample storage. The fully developed lower level offers upgraded laminate plank flooring with vapour barrier and provides additional living space, including a large family room, two generously sized bedrooms, a full 4-piece bathroom with quartz countertops, storage room, and a separate laundry area located within the utility room. Enjoy easy access to the backyard from the side entry, or rear laneway. The outdoor space is thoughtfully laid out with room for a parking pad, a side porch, and a mini barn-style storage shed. Additional highlights include a high-efficiency furnace and updated ventilation, ensuring year-round comfort and peace of

mind. Located in the family-friendly community of Erin Woods, this home is close to parks, playgrounds, schools, and offers convenient access to major roadways—making it an ideal choice for families and commuters alike.