



**243 Erin Meadow Close
Calgary, Alberta**

MLS # A2300135



\$475,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,020 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Other		

Heating:	See Remarks
Floors:	See Remarks
Roof:	See Remarks
Basement:	Full
Exterior:	See Remarks
Foundation:	See Remarks
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: None

This 3-bedroom detached home offers a layout and features that are hard to find at this price point, with the kind of space and light that immediately stands out the moment you walk in. The vaulted ceilings create an open, airy feel in the main living areas, while large windows bring in natural light throughout the day. Downstairs, the fully finished basement is bright and inviting perfect for a rec room, home office, or additional living space that doesn't feel like a basement at all. Outside, you'll find a double detached garage and a large yard space with plenty of potential to make it your own. This home presents a great opportunity.