



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

MLS # A2300736



\$494,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,011 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, N		

Heating:	Forced Air	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:	High Ceilings, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: n/a

*BACK ONTO GREEN SPACE, step into comfort, and fall in love with a great family lifestyle! Welcome to this beautiful cozy Updated Bi-Level home perfectly designed for modern family living. Offering a total of 3 bedrooms and a FULLY FINISHED basement, this home combines style and functionality in a highly sought-after location. The main level features soaring vaulted ceilings in the living room and a large bay window that fills the space with natural light, creating an airy and inviting feel from the moment you walk in. Enjoy the OPEN-CONCEPT layout, where the kitchen and dining nook flow seamlessly together—practical and perfect for everyday living and entertaining. The nook area features sliding patio doors leading to the backyard, making indoor-outdoor living effortless. The spacious and large primary bedroom offers a comfortable retreat together with another good size bedroom on this level, while the lower level provides even more living space with a cozy fireplace, ideal for relaxing evenings or hosting family and friends, or a great workspace and/or gym space. This home has been thoughtfully updated with new flooring and newer appliances, showcasing pride of ownership throughout. Step outside to a private backyard complete with a shed, backing onto a wide open field offering ample privacy, school, and nearby community center (school and community centre only steps away from the home), offering both privacy and beautiful surroundings. Additional highlights include a paved back alley and convenient access to schools, parks, and public transportation, making this an ideal choice for families. MOVE-IN READY, well cared for, and in an unbeatable location—this is one you don't want to miss! Welcome Home!