



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

MLS # A2304814



\$470,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,021 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Kitchen Island, Open Floorplan, Stone Counters, Storage		

Inclusions: None

Thoughtfully updated and move-in ready, this beautifully reimagined home at 92 Erin Woods Drive SE blends modern comfort with everyday functionality. Recent improvements including fresh interior paint, refinished kitchen counters, upgraded appliances (2019), high-efficiency furnace and central air conditioning (2022), newer roof (~2015), and all windows replaced in 2017 provide confidence and peace of mind for years to come. With over 1,000 sq. ft. above grade, three comfortable bedrooms, and a fully developed lower level, this home offers a layout designed for both connection and flexibility. The bright, open-concept main floor creates an easy flow between the living, dining, and kitchen areas, making it perfect for hosting friends, gathering with family, or enjoying quiet evenings at home. The kitchen features a functional breakfast bar and overlooks the west-facing backyard, where sunsets and summer BBQs become part of your daily routine. An enclosed front sunroom welcomes you inside and offers a cozy space to enjoy morning coffee or unwind at the end of the day. Downstairs, the fully finished lower level expands your living space with a warm wood-burning fireplace, built-in bar, convenient half bath, and generous storage — an ideal setting for movie nights, game-day gatherings, or relaxed weekends at home. Outside, the private fenced yard offers room to relax, garden, or entertain, while the oversized carport comfortably accommodates two vehicles, including larger SUVs. Stylish, functional, and thoughtfully updated — this is a home designed to grow with you. Welcome to your next chapter in Erin Woods.