



**GRASSROOTS**  
REALTY GROUP

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**132 Erin Circle SE**  
**Calgary, Alberta**

**MLS # A2208019**



**\$559,900**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,655 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to your dream home in a surprisingly central and quiet neighbourhood! Located just 15 minutes from downtown, 5 minutes to the ring road, and 7 minutes to Deerfoot, you'll enjoy the perfect balance of convenience and peace. The friendly neighbours create a welcoming community where everyone knows each other, and some even shovel your sidewalks for you. Additional features include: Central, peaceful, and close to major roadways for easy access to everything you need. Upgraded Roof: Featuring a Malarkey rubber shingle roof that's hail-proof with a 40-year guarantee (about 30 years remaining), offering peace of mind for years to come. Recent Upgrades: In 2019, the home received a new hot water tank, furnace, and central AC, as well as a high-quality MERV 5-inch air filter &ndash; perfect for those with asthma or anyone wanting top-notch air quality. Kitchen: Only 5 years old, the kitchen boasts stunning cabinetry, tons of storage, and hidden drawers, making it both functional and stylish. Unique Wine Cellar/Cold Storage: In the basement bedroom, a built-in nook serves as a cold storage area, previously used as a small wine cellar. It was cleverly designed with bookcases on wheels, creating a secret hideaway feel. Master Bathroom: A one-of-a-kind custom bathroom you won't find anywhere else! Double sinks, ample storage, a luxurious shower, and a spacious tub make this a perfect retreat. Huge Yard: At 5500 square feet, this pie-shaped lot offers one of the largest yards in the area, ideal for outdoor activities or future development. Hot Tub Ready: This home is wired for a hot tub, complete with 220 AMP wiring and a 10x10 pit already developed for your future relaxation area. Kitchen Wiring: Each plug in the kitchen is on its own breaker, and all plugs are on 20 AMP circuits (instead of the standard 15 AMP), ensuring that

you&rsquo;ll never blow a fuse while cooking or entertaining. Beautiful Landscaping: Enjoy fruit-bearing trees including a new cherry tree, a hawthorn berry tree (known for its health benefits), a fragrant lilac tree, and an abundance of raspberries. Storage Shed: A nearly new 10'x12' shed, just 2 years old, perfect for storing tools, toys, or outdoor equipment. This home is truly special and ready for you to make your own! The peaceful neighbourhood, combined with thoughtful upgrades and a large yard, make this the perfect place for you and your family. Don&rsquo;t miss your chance to view it!