



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2212038**



**\$469,900**

|                  |                         |               |                   |
|------------------|-------------------------|---------------|-------------------|
| <b>Division:</b> | Erin Woods              |               |                   |
| <b>Type:</b>     | Residential/House       |               |                   |
| <b>Style:</b>    | Bi-Level                |               |                   |
| <b>Size:</b>     | 884 sq.ft.              | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 3                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.11 Acre               |               |                   |
| <b>Lot Feat:</b> | Back Lane               |               |                   |

|                    |                                   |                   |      |
|--------------------|-----------------------------------|-------------------|------|
| <b>Heating:</b>    | Central                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Laminate            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Aluminum Siding                   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Laminate Counters, No Animal Home |                   |      |

**Inclusions:** none

INCREDIBLE HOME LOCATED ACROSS FROM ELEMENTARY SCHOOL. \*\*EASILY SUITABLE BI-LEVEL WITH HUGE WINDOWS AND SEPARATE SIDE ENTRANCE TO BASEMENT\*\* 3 beds, 2 baths and lovingly cared for. This home is SO BRIGHT FROM OVERSIZED WINDOWS. Lovely kitchen with white cabinets and eat in nook. Spacious living room! Master bedroom is a good size and second bedroom on the main floor is great for kids. Main floor bathroom renovated with walk-in shower and glass doors. There is a side entrance into the basement and the basement has a bedroom, bathroom and loads of open space where you could renovate and add a kitchen. Egress windows already present in the basement bedroom. Laundry is in the utility room, with large window. MASSIVE YARD, with parking pad for 2 cars and would easily fit a garage. Roof and eaves were recently replaced (2023), and water tank is also newer (2023).