

807 Erin Woods Drive SE
Calgary, Alberta

MLS # A2165188



\$499,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,452 sq.ft.	Age:	1991 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this spacious 4-bedroom, 2.5-bathroom family home located in Erin Woods with a fully finished basement and a 25' wide oversized double detached garage facing a massive green space. This home offers over 2,200 sq feet of living space and includes bamboo hardwood floors, durable stucco exterior and a 2-tier deck. As you enter your new home, you are greeted by a tiled foyer and large living room with bay windows offering plenty of natural light, as well as a dining/play area. The main floor also includes a well laid out kitchen open to the separate dining room and sunken family room with fireplace and vaulted ceilings. Upstairs, there is a total of 3 bedrooms including a large primary bedroom with a walk-in closet and large bay windows, as well as a 4-piece bathroom. The basement is fully finished and includes a recreation room, den/home office room, a fourth bedroom, a 4-piece bathroom and separate laundry space. This wonderful family home offers easy access to parks, playgrounds, schools, shopping, and public transportation. Book your private showing today.