

40 Erin Mount Crescent SE  
Calgary, Alberta

MLS # A2199630



**\$439,000**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,044 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Private		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Chandelier, No Animal Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this charming 3-bedroom detached home in the family friendly community of Erin Woods! The location is fantastic, as it's steps away from Erin Woods park which features a new playground, plenty of greenspace, a basketball court, dog park, and Erin Woods School! This home has been very well cared for and has plenty of upgrades including brand new roof shingles, fresh paint throughout, hot water tank (1 year old), washer/dryer set (2 years old), some new windows, as well as a recent furnace and duct cleaning. As soon as you set foot into the home you'll notice the attractive laminate flooring. The layout boasts a spacious living room that seamlessly flows into a generously sized dining room, perfect for hosting family gatherings and entertaining friends. The bright and airy kitchen features modern white cabinetry, a separate breakfast nook, and access to the expansive backyard that's ideal for summer barbecues or letting your furry friends roam freely. There's so much potential to set up a wonderful outdoor living space here, like a patio set, fire pit, and kids play area. The gravel pad can also be used for vehicle storage, or even expanded for RV storage. With three generously sized bedrooms and a refreshed 4-piece bathroom, this home is designed for comfort and functionality. The unspoiled lower level presents a blank canvas with two large, brand new windows, and is ready for your personal touch and vision to transform it into your ultimate recreation space. Conveniently located close to shopping centers, transit options, and easy access to major roads like Peigan Trail and Deerfoot, this home is perfectly positioned for a vibrant lifestyle. Experience hassle-free living in a turn-key ready home&mdash;schedule your viewing today and don't miss out on this fantastic opportunity!