

**33 Erin Woods Circle SE
Calgary, Alberta**

MLS # A2155456



\$379,900

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|------------------|--|---------------|-------------------|
| Division: | Erin Woods | | |
| Type: | Residential/Manufactured House | | |
| Style: | Modular Home | | |
| Size: | 1,475 sq.ft. | Age: | 1990 (34 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Driveway, On Street, Parking Pad | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Metal Siding | Zoning: | R-MH |
| Foundation: | Other, See Remarks | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings, Soaking Tub, Vaulted Ceiling(s) | | |

Inclusions: 3 sheds, window air conditioning units(not attached) x 2

This 3-bedroom home offers over 1,470 sq ft of comfortable living space. Situated in a peaceful cul-de-sac with only one neighbour, it backs onto beautiful green space, providing privacy and tranquility. Don't miss this opportunity to own a well-maintained home in a desirable area with no condo or lease fees. Spacious kitchen with plenty of room for a dining table. Vaulted ceilings for an airy, open feel. Three generous sized bedrooms including the huge primary bedroom with a large ensuite. Two living rooms so your kids can have their own private space to watch movies or do some gaming. Brand new Bradford White hot water tank. Ample storage outside with 3 sheds. Plenty of street parking. Great location, close to all amenities and easy access. Call your realtor today for a showing!