

195 Erin Park Drive SE
Calgary, Alberta

MLS # A2161537



\$470,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,324 sq.ft.	Age:	1998 (26 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage		

Inclusions: TV mounts

Move-in ready home on a great lot with mature trees and a sunny west-facing backyard. The living room is a relaxing escape in front of the fireplace while bayed windows stream in natural light and a focal wall adds a pop of colour. Rich laminate floors add to the allure of this beautiful space. Culinary adventures are inspired in the nice sized kitchen featuring a stainless steel stove, dishwasher and microwave, a pantry for extra storage, a centre island granting extra prep and seating and a bayed dining room overlooking the backyard. A handy powder room completes this level. Upstairs the primary bedroom is a calming oasis with a great fireplace adding to the relaxing atmosphere and a 3-piece ensuite for ultimate privacy. The second bedroom was created out of the 2 original bedrooms making it a massive space that is great as a multi-functional space with a charming built-in window seat nestled into the bayed windows. A large 4-piece bathroom is also on this level and is equipped with a make-up vanity and a window providing lots of natural light. Easily host summer barbeques or simply unwind on the full-width deck while kids and pets play in the grassy yard. Plus plenty of off-street parking with ample space for a future garage. Phenomenally located within this family-oriented community boasting schools, an extremely active community centre, sports courts, numerous parks and playgrounds and a multitude of transit options. Don't miss out on this one!