

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

**MLS # A2165188**



**\$499,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.