

**40 Erin Meadow Way SE  
Calgary, Alberta**

**MLS # A2206266**



**\$589,900**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,705 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Low Maintenance Landscape, Paved, Private, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, High Ceilings, Stone Counters, Vaulted Ceiling(s)		

**Inclusions:** Beverage Fridge in Kitchen, Hoodfan, Garage Heater, Gazebo, All Blinds, Shed, TV Wall Mounts, Cabinets and Workbench in Garage

Prepare to be impressed! Beautifully renovated 4-level split delivers massive impact both inside and out. From the moment you arrive, the refreshed exterior welcomes you with its charming covered front porch, hardy board siding (at the front & back of the home), and sleek aggregate walkway. Don't let the footprint fool you—this home offers over 1,700 square feet across the main three levels, plus an additional 513 square feet of fully finished space on the fourth, totaling more than 2,200 square feet of thoughtfully designed living space. Step inside to find a bright, spacious foyer with custom built-in storage and a coat closet, setting the tone for the meticulous attention to detail throughout. The main level boasts soaring vaulted ceilings and gorgeous wide plank luxury vinyl flooring that flows seamlessly across all four levels—no carpets in sight. The living room is bathed in natural light from a large bay window, while the adjacent dining room features an eye-catching wood feature wall, multi-purpose shelving, and a beautiful wall niche framed by windows. The chef's kitchen is an absolute showstopper. Designed to accommodate the busiest of families, it includes updated white cabinetry, a granite sink, stainless steel appliances, a handy pasta faucet over the range, beverage fridge, shiplap accents, and more counter space than you've likely ever seen. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat that easily fits a king-sized bed and offers double closets with built-in organizers. The main bathroom is fully renovated with a luxurious oversized walk-in shower, ceiling-height tile, and modern matte black fixtures. On the third level, you'll love the cozy family room featuring another stunning wood accent wall and fireplace, a fourth bedroom (or home office) with an egress window, and a second full

bath. This level also features a convenient walkout to the private backyard. The fully finished fourth level offers even more space—ideal for a media room, playroom, or gym—along with a stylish and functional laundry room complete with a rinse sink and ample cabinetry. And don't miss the oversized heated double garage! At 22x24 feet, it's insulated, finished with plywood, and comes complete with cabinets, shelving, a workbench, TV hookup, and a brand-new roof. Major mechanical upgrades include a newer furnace and A/C (3 years), newer windows and doors (8 years), and updated appliances (washer, dryer, dishwasher, stove, and fridge all just 2 years old). The maintenance-free backyard is fully fenced and features a gazebo, a dedicated dog run, and a 3-year-old storage shed. Located close to schools, parks, transit, and major routes, this home is a rare find that perfectly balances style, function, and location. Don't miss your chance to make it yours!