

**165 Erin Ridge Road SE**  
**Calgary, Alberta**

**MLS # A2206287**



**\$524,900**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,418 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, No Neighbours Behind, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** NA

Welcome to the vibrant community of Erin Woods! The spacious, HUGE CORNER PIE-SHAPED (Over 6500 sq ft) lot with ALLEY ACCESS immediately grabs your attention. There's even enough room to park your RV (or an extra vehicle) at home—what a great way to save on parking costs! Upon entering, you'll notice a generous LIVING ROOM, and further beyond the kitchen, you'll find a large addition that offers an AMAZING FAMILY ROOM. Just a few steps into the kitchen, and you'll appreciate the MODERN, OPEN-CONCEPT feel between the kitchen and family room. The family room is bathed in NATURAL LIGHT, thanks to its abundance of WINDOWS! Looking outside, you'll be impressed by the expansive WRAP-AROUND deck and fenced yard—perfect for kids to play in. Upstairs, you'll discover three wonderful bedrooms and a family bathroom/shower. This home is ideal for a growing family, with a spacious DOUBLE GARAGE, RV PARKING, and a location just a short distance from downtown. The finished basement offers plenty of space for family movie nights and games with friends. Don't miss this incredible opportunity—book your showing today!