

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

MLS # A2212038



\$525,000

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|------------------|-------------------------|---------------|-------------------|
| Division: | Erin Woods | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 884 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane | | |

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|--------------------|-----------------------------------|-------------------|------|
| Heating: | Central | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Aluminum Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, No Animal Home | | |

Inclusions: none

INCREDIBLE HOME LOCATED ACROSS FROM ELEMENTARY SCHOOL. **EASILY SUITABLE BI-LEVEL WITH HUGE WINDOWS AND SEPARATE SIDE ENTRANCE TO BASEMENT** 3 beds, 2 baths and lovingly cared for. This home is SO BRIGHT FROM OVERSIZED WINDOWS. Lovely kitchen with white cabinets and eat in nook. Spacious living room! Master bedroom is a good size and second bedroom on the main floor is great for kids. Main floor bathroom renovated with walk-in shower and glass doors. There is a side entrance into the basement and the basement has a bedroom, bathroom and loads of open space where you could renovate and add a kitchen. Egress windows already present in the basement bedroom. Laundry is in the utility room, with large window. MASSIVE YARD, with parking pad for 2 cars and would easily fit a garage. Roof and eaves were recently replaced (2023), and water tank is also newer (2023).