

34 ERIN MEADOWS Close SE
Calgary, Alberta

MLS # A2273056



\$525,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,155 sq.ft.	Age:	1993 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Paved, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Track Lighting, Vaulted Ceiling(s)		

Inclusions: N/A

WELCOME HOME! RENOVATED 5 Bed/3 Bath w/ FULLY DEVELOPED Illegal basement suite in PRESTIGIOUS ERIN WOODS. The BRIGHT and OPEN floor plan on the main floor features a SPACIOUS living room with LARGE windows and VAULTED CEILING. There's 3 bedrooms on the main level with a HUGE MASTER'S bedroom that features HIS & HERS CLOSET and its OWN PRIVATE 4 PIECE ENSUITE. The BASEMENT level features an illegal SUITE with a SEPARATE ENTRY a 3RD FULL bathroom, 2 MORE bedrooms, an EXTRA LARGE family room, & the LAUNDRY room. ADDED to these features is the DDUBLE DETACHED GARAGE built in 2020, YOUR HOME is a WALK to the BUS STOPS & PLAYGROUND. It is NEAR to SCHOOLS, sports center, JOBS at industrial 52nd St, shopping and to most AMENITIES. ERIN WOODS is known for its relatively DECENT & SAFER VIBES.