

195 Erin Park Drive SE  
Calgary, Alberta

MLS # A2161537



## \$470,000

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,324 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Ceiling Fan(s), Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C1N

**Utilities:** -

**Inclusions:** TV mounts

Move-in ready home on a great lot with mature trees and a sunny west-facing backyard. The living room is a relaxing escape in front of the fireplace while bayed windows stream in natural light and a focal wall adds a pop of colour. Rich laminate floors add to the allure of this beautiful space. Culinary adventures are inspired in the nice sized kitchen featuring a stainless steel stove, dishwasher and microwave, a pantry for extra storage, a centre island granting extra prep and seating and a bayed dining room overlooking the backyard. A handy powder room completes this level. Upstairs the primary bedroom is a calming oasis with a great fireplace adding to the relaxing atmosphere and a 3-piece ensuite for ultimate privacy. The second bedroom was created out of the 2 original bedrooms making it a massive space that is great as a multi-functional space with a charming built-in window seat nestled into the bayed windows. A large 4-piece bathroom is also on this level and is equipped with a make-up vanity and a window providing lots of natural light. Easily host summer barbeques or simply unwind on the full-width deck while kids and pets play in the grassy yard. Plus plenty of off-street parking with ample space for a future garage. Phenomenally located within this family-oriented community boasting schools, an extremely active community centre, sports courts, numerous parks and playgrounds and a multitude of transit options. Don't miss out on this one!