

**85 Erin Woods Place SE
Calgary, Alberta**

MLS # A2237558



\$520,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,098 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Garden, Landscaped, Native Plants, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: Custom made blinds

PLEASE ENJOY THE VIDEO and iGUIDE tour. Smart Living in Erin Woods & Functional Style with Great Curb Appeal. Welcome to this well-maintained 3-bedroom, 1.5 bathroom home in the heart of Erin Woods, offering 1,100 sq ft of thoughtfully designed living space that blends function and comfort. From the moment you arrive, the home's great curb appeal stands out with its sophisticated landscaping and charming exterior. Step inside to a bright, open layout filled with natural light, thanks to updated windows and doors. Windows upgraded in 2022 and a new roof in 2024. The spacious living and dining areas are ideal for entertaining, relaxing, or working from home. The kitchen is both stylish and practical, featuring rich cabinetry, granite countertops, a tile backsplash, stainless steel appliances, ceramic tile flooring, and a large pantry for ample storage. A handy mudroom with a 2-piece bath adds everyday convenience and completes the main floor. Upstairs, you'll find three well-sized bedrooms, including a generous primary with updated sliding mirrored closet doors and direct access to the full 4-piece bathroom. Custom built-in shelving enhances storage and adds a modern touch. The partially finished basement provides nearly 500 sq ft of flexible space & perfect for a home gym, office, studio, or future development. Step outside to a private, fully fenced yard with an established perennial garden and a tiled patio & an ideal retreat for morning coffee or casual gatherings. A 2-car detached garage with alley access, plus additional off-street parking, ensures practical everyday living. Tucked away on a quiet cul-de-sac, this home is minutes from Stoney Trail, Deerfoot, 52nd Street, the Foothills Industrial Park, transit, schools, green spaces, and everyday amenities. Functional, move-in ready, and thoughtfully updated

— this home offers smart living in a well-connected Calgary neighbourhood. Come see it in person.