

780-832-5880

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122 Erin Woods Circle SE Calgary, Alberta

MLS # A2240269



\$354,900

Erin Woods Division: Residential/Manufactured House Type: Style: Modular Home Size: 1,204 sq.ft. Age: 1990 (35 yrs old) **Beds:** Baths: Garage: Carport, Covered, On Street, Parking Pad Lot Size: 0.07 Acre Lot Feat: Rectangular Lot

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Ceramic Tile, Laminate, Vinyl Plank **Condo Fee:** Roof: Asphalt Shingle **Basement:** LLD: None **Exterior:** Zoning: Vinyl Siding, Wood Frame R-MH Foundation: Other, See Remarks **Utilities:**

Features: Ceiling Fan(s), Open Floorplan, Skylight(s)

Inclusions:

N/A

Quiet CUL-DE-SAC Location for this Bright Open Bungalow! Why rent when you can own this Very Well Maintained Home! No monthly pad fee! You Own the Land! 3 Bedrooms, 2 Full Bathrooms! Spacious Living Room and Kitchen with Breakfast Nook, Loads of Cabinetry, Water Filtration System and Skylite + Brand New Luxury Plank Flooring & Subway Tile Back splash in the Kitchen! Large Private Primary Bedroom with Walk-In Closet & Awesome Newer Shower, Tile Flooring, Toilet, Sink & Tap! Off Street Parking for 2 Vehicles PLUS a Newer 15x13 Carport! MANY UPGRADES Including: Brand New Shingles installed, Newer Furnace, Appliances, Siding, Pex Plumbing, Paint, Light Fixtures, Deck & the Carport! The Main 4 Piece Bathroom features a Newer Tub, Tile, Toilet, Tap & Sink as well! Large Shed/Workshop with newer Shingles! Perfectly Located with easy access to Deerfoot, Peigan, Stoney Trails, Downtown and All Amenities!!