

**106 Erin Meadow Close SE
Calgary, Alberta**

MLS # A2240507



\$525,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,209 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Private		

Heating:	Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome home to this seriously updated home in family friendly Erin Woods. Have you been searching for a lovingly UPDATED and MOVE-IN READY home in a PRIME LOCATION backing onto Erin Woods School? Want something that's been METICULOUSLY MAINTAINED with all the BIG TICKET ITEMS already done? Welcome to 106 Erin Meadow Close — a FULLY LOADED gem with 3+1 BEDROOMS, 2.5 BATHROOMS, and a yard that backs directly onto the school field — no rear neighbours! Step inside and you'll notice the care and quality throughout. The kitchen is beautifully upgraded with QUARTZ COUNTERTOPS (2022), a convenient GARBURATOR, and even a HOT/COLD indoor tap. The main level is bright and functional, perfect for family living or entertaining guests with high end laminate flooring throughout. Upstairs you'll find three spacious bedrooms including a great primary suite with UPDATED CRANK WINDOWS (2024) and two more bedrooms with NEW WINDOWS (2022). The basement is fully finished with a FOURTH BEDROOM, full bathroom and laundry — perfect for guests or teens. Stay comfortable year-round with CENTRAL A/C (2023), a brand new AIR HANDLER for heating (2023), a high-efficiency TANKLESS WATER HEATER (2024), and a WATER SOFTENER (2023) — all the modern mechanical upgrades you'll love. Outside you'll find a COMPOSITE DECK (2015), faux stone detail on the front porch (2022), and a newer ROOF (2015). FRONT & BACK DOORS were replaced in 2022 for extra peace of mind. BONUS — all appliances are included, even the washer, dryer, and TV! Call your favourite Realtor today and schedule a private viewing! This one is MOVE-IN READY and absolutely PACKED with value. Don't miss your chance to call

this incredible property HOME