

15 Erin Meadow Crescent SE Calgary, Alberta

MLS # A2241895



\$549,900

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,291 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, See Remarks		

Inclusions: TV mount main floor (above fireplace) & basement bonus room wall, rear deck and privacy screen, garage cabinets (bolted to the wall), garden shed.

****Open House this Saturday, July 26th from 1:00-3:00 PM**** This well-maintained home blends modern updates with thoughtful functionality, offering nearly 2,000 sq. ft. of fully developed living space across three levels. Situated on a 3,412 sq. ft. lot, the property features 4 bedrooms, 2.5 bathrooms, two living areas, and stylish finishes throughout. The main floor has been thoughtfully updated with durable luxury vinyl plank flooring and features large front and rear-facing windows that bathe the home with natural light. The inviting front living room includes a cozy gas fireplace and overlooks the front yard. The updated kitchen is equipped with timeless white shaker cabinetry, subway tile backsplash, and a charming bay window with bench seating in the eating area. A rear mudroom with storage, laundry centre, and a convenient 2-piece powder room complete the main level. Upstairs, you'll find three generously sized bedrooms, all with vinyl plank flooring (no carpet – ideal for kids and pets). The spacious primary suite features a stylish shiplap accent wall, a large walk-in closet, and direct access to a 4-piece bathroom with a fully tiled tub/shower. Two additional bedrooms and extra storage complete the upper floor. The fully finished basement includes a versatile recreation/media area – perfect for a playroom, home gym, or additional living space. A fourth bedroom and full 4-piece bathroom add flexibility for guests or growing families. Enjoy summer days in the spacious backyard, complete with a raised deck for barbecuing and dining, a lower patio for lounging, and plenty of green space for kids or pets. Completing the property is a oversized double detached garage (24'4" x 22'4"), offering secure, year-round storage for your vehicles and valuables. Pride of ownership shines throughout this move-in-ready home. Ideally located near parks, schools, and

amenities, with convenient access to major routes for easy commuting.