

**171 Erin Woods Drive SE  
Calgary, Alberta**

**MLS # A2243446**



# \$522,900

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,103 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Reverse Pie Shaped Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

**| 4 BEDS | 2.5 BATHS | DOUBLE DETACHED GARAGE | GREAT LOCATION |** Welcome to this bright and inviting 2-storey home in the community of Erin Woods! The main floor features a large living area filled with natural light from big windows, opening up to the kitchen with updated cabinetry, modern countertops, and a door that leads out to the backyard. Pot lights run throughout the home for added lighting. A convenient half bath completes this level. Upstairs, you'll find three good-sized bedrooms and a 4-piece bathroom. The finished basement includes a spacious rec room, an additional bedroom, and a 4-piece bathroom. Outside, enjoy the large backyard and a double detached garage. Located close to schools, parks, shopping, and more, this home has it all!