



# 135 Erin Meadow Green Calgary Alberta

\$524,900

Welcome to a fantastic 4-level split home backing directly onto a park and playground! This impeccably maintained and recently painted property offers privacy and tranquility, with a backyard that features RV parking, a large deck, mature trees and a large storage shed. The gated gravel parking pad adds extra security and convenience. Once you step inside you notice the vaulted ceilings enhanced by new carpet throughout the entire property, the bright and open living room, dining room, and kitchen, which is complete with oak cabinetry and updated stainless kitchen appliances are about 2 years old. The dining room also boasts a charming hutch recess, perfect for added storage or display. Once upstairs, you'll find three generously sized bedrooms and a charmingly remodeled four-piece bathroom. On the third level, a massive family room with large windows, laminate flooring, and a cozy wood burning fireplace opens directly to the backyard. This level also includes a second four-piece bathroom. A few more steps down you will find a perfect opportunity to create a space of your own in the unfinished lower level Which features include a large crawl space for additional storage and 3 years old furnace and laundry. This home offers peace of mind and comfort. Located just minutes away from schools, parks and with quick access to Deerfoot and Stoney Trail. Call to book your showing today to set up a viewing of the perfect place for your family to call home! (id:6769)

Primary Bedroom 13.75 Ft x 11.67 Ft

Bedroom 10.00 Ft x 9.50 Ft

Bedroom 9.92 Ft x 8.92 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Recreational, Games room 20.00 Ft x 12.42 Ft

Steam room 9.75 Ft x 9.50 Ft

Furnace 6.83 Ft x 5.00 Ft

Family room 23.42 Ft x 21.00 Ft

4pc Bathroom 7.25 Ft x 4.92 Ft

Kitchen 9.53 Ft x 8.92 Ft

Living room 25.00 Ft x 11.08 Ft

Breakfast 6.75 Ft x 6.50 Ft

Foyer 6.92 Ft x 5.00 Ft

Listing Presented By:



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**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)