



# 56 Erin Circle Calgary Alberta

\$549,000

\*Open house on Saturday July 13, 12pm-3pm\* Welcome to your dream home in Erin Woods! This elegant detached residence, featuring a suite (illegal), two laundry areas, and an oversized double garage, exudes modern sophistication and comfort. Step inside to discover a bright and spacious living area, adorned with high gloss Armstrong laminate flooring that flows seamlessly through the living room, dining room, kitchen, upstairs hallway, and bathroom. The expansive west-facing windows bathe the living room in natural light, highlighting the built-in shelving unit and creating an inviting atmosphere. The adjoining dining area opens to a charming sunroom, perfect for year-round relaxation. The kitchen is a chef's delight, boasting stainless steel appliances, soft-closing cabinets, and ample storage with two built-in tall pantries. The luxurious primary bedroom features a walk-in closet and a renovated shared bathroom with a bidet, heated seat, and a walk-in shower. Two additional bedrooms, a pantry, mud room, and linen closet complete the main level. The versatile basement suite (illegal) offers a large family room with custom shelving, two spacious bedrooms, and a spa-like bathroom with a 4-piece Jacuzzi bath, waterfall shower, and auto humid detection fans. The kitchen and laundry area complete the fantastic suite (illegal). Outside, the covered deck under a majestic spruce tree provides a serene retreat, while the oversized detached garage includes a lean-to greenhouse and covered storage. This home boasts numerous recent upgrades, including a brand new 50-gallon hot water tank, subfloor in the bedrooms, new flooring and baseboards, and paint upstairs and in the main entrance, keyless locks for the front door and garage, electrical upgrades, and new light fixtures. Equipped with Wi-Fi furnace control (Nest thermostat) with humidifier control, this home offers ultimate ...

Listing Presented By:



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See

Mirror

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3pc Bathroom 8.00 Ft x 10.67 Ft

Bedroom 11.08 Ft x 12.83 Ft

Bedroom 8.83 Ft x 12.83 Ft

Kitchen 14.00 Ft x 11.58 Ft

Laundry room 5.83 Ft x 6.75 Ft

Recreational, Games room 13.42 Ft x 18.50 Ft

Bedroom 8.42 Ft x 9.92 Ft

Primary Bedroom 9.83 Ft x 14.17 Ft

Bedroom 8.50 Ft x 13.50 Ft

Dining room 8.83 Ft x 7.08 Ft

Kitchen 12.08 Ft x 11.25 Ft

Sunroom 3.75 Ft x 121.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Furnace 7.75 Ft x 4.67 Ft

Living room 14.00 Ft x 15.42 Ft

3pc Bathroom 8.67 Ft x 5.83 Ft