



## 650 Erin Woods Drive Calgary Alberta

\$589,900

Charming and Spacious Family Home with Rare Double Attached Garage! Welcome to this lovingly maintained former showhome, cherished by the original owner since it was built, in the heart of Erin Woods! Offering over 1,400 sq ft of versatile living space, this 4-level split home is ready to welcome its new owners. With 3 bedrooms--two on the upper level and a third bedroom on the lower level--this layout offers plenty of flexibility for a variety of living arrangements. The standout feature is the rare double attached garage--fully insulated and drywalled--an exceptional find in this community! You'll also appreciate the location on Erin Woods Drive, a main road that gets plowed early in the winter, making snowy days a breeze. Plus, this home is within walking distance to Erin Woods Park and Playground and Erin Woods School, making it an excellent spot for families. Step inside to discover a bright and inviting kitchen with gorgeous oak cabinetry and stainless steel appliances that have been beautifully maintained. The open kitchen and eating area are ideal for entertaining or casual family meals. From here, step out to your back deck--an excellent extension of the living space for BBQs, morning coffees, or simply enjoying the warmer months. This home features both a spacious living room on the main floor and a comfortable family room on the lower level. The living room is flooded with natural light--perfect for curling up with a book or enjoying a quiet cup of tea with guests. The family room offers a cozy gas fireplace, creating a warm and inviting space for movie nights or gatherings. The unfinished basement is a blank canvas--offering the potential to add an additional bedroom or a finished living area for family, or keep it as is for a playroom, home gym, or well-organized storage area. The possibilities are endless! With professional cleaning recently completed, this...

Primary Bedroom 12.25 Ft x 12.42 Ft

Bedroom 9.83 Ft x 13.00 Ft

4pc Bathroom 5.83 Ft x 8.17 Ft

Furnace 18.75 Ft x 11.83 Ft

Other 18.92 Ft x 11.83 Ft

Bedroom 9.17 Ft x 13.67 Ft

Family room 12.17 Ft x 16.92 Ft

4pc Bathroom 4.92 Ft x 8.42 Ft

Other 12.17 Ft x 13.33 Ft

Dining room 12.17 Ft x 10.67 Ft

Living room 8.33 Ft x 11.00 Ft

Listing Presented By:



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**Mirror**

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