



## 24 Erin Green Mews Calgary Alberta

\$475,000

Welcome to this lovingly maintained and fully developed home offering 1,960 sq.ft. of developed space across three levels, and ample storage space on the 4th level. A great home for growing families or savvy investors. NUMEROUS UPGRADES: New Windows (2024), Central Air Conditioning (2023), Brand New Stainless Steel Stove and Refrigerator (2025), Shower addition (started). This deceptively spacious home with great curb appeal is ideally situated on a friendly, tree-lined cul-de-sac close to schools and transportation corridors. This property has been recently upgraded with Air Conditioning, and new stainless steel appliances. As is with split levels, the space is large and allows for both time together and private relaxation. The heart of the home, the kitchen has enough space to add a large floating island or breakfast table and features granite countertops and new stainless steel appliances. The adjacent open-concept dining and flexible living area is ideal for everyday living and entertaining. Enhanced by durable laminate flooring that flows between the spaces, this bright and sunny space offers versatility for a front living room or flex area. The family room on the 3rd level, (currently featuring an impressive home theatre room) is where the home truly shines, a versatile and flexible area with a fireplace and built-in bookshelf. It's large but inviting and is the ultimate space for game days, or movie nights relaxing with family and a big bowl of popcorn. begs for a big screen with a movie and bowl of popcorn. The 1/2 bath off this area has a shower addition partially roughed in for your convenience to finish. Down one additional level is the laundry, furnace room and abundant storage space to keep your main areas free of clutter. This level could be easily developed by adding additional developed square footage if you wanted. The top level you'll find three co...

2pc Bathroom 7.50 Ft x 2.67 Ft

4pc Bathroom 7.50 Ft x 4.92 Ft

Bedroom 7.75 Ft x 11.58 Ft

Bedroom 8.75 Ft x 12.58 Ft

Primary Bedroom 9.92 Ft x 18.17 Ft

2pc Bathroom 7.00 Ft x 7.33 Ft

Family room 17.92 Ft x 26.00 Ft

Storage 4.58 Ft x 6.58 Ft

Furnace 18.08 Ft x 23.25 Ft

Dining room 10.83 Ft x 9.75 Ft

Kitchen 11.17 Ft x 16.00 Ft

Living room 11.17 Ft x 12.25 Ft

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Listing Presented By:



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