



272 Erin Woods Drive Calgary Alberta

\$475,000

****OPEN HOUSE SUN JUNE 22 1-3PM**** Welcome to this exquisite bi-level residence featuring a finished basement with SEPARATE ENTRANCE, nestled in the charming neighborhood of Erin Woods. This property offers an array of features that cater to both comfort and style. As you step inside, you are greeted by a spacious living room adorned with soaring vaulted ceilings that create an airy ambiance. The heart of the home lies in the impressively renovated kitchen, boasting stunning stone countertops and stainless steel appliances. The elegant tile backsplash adds a touch of sophistication, while the adjacent dining nook provides a cozy space for family gatherings or intimate dinners. Step outside onto the beautiful covered deck--an ideal spot for morning coffee or evening relaxation, surrounded by nature. The main floor hosts two generously sized bedrooms, including an impressive primary suite that serves as your personal retreat. With convenient access to a luxurious four-piece bathroom, this suite promises tranquility. Venture downstairs to discover the fully developed basement--a versatile space perfect for entertaining or accommodating guests. Featuring a welcoming family room, an additional bedroom, and another beautifully renovated bathroom, this level offers endless possibilities. For those with accessibility needs in mind, a chairlift has been thoughtfully installed but can be easily removed if desired. The basement also boasts its own separate entrance leading directly to the backyard. Step into your private outdoor oasis where fruit trees abound! Enjoy fresh apples from your very own apple trees or savor sweet pears as they ripen on your pear trees--perfect for garden enthusiasts! Grape vines add charm. A handy shed provides ample storage for gardening tools or outdoor equipment. This property is not just a house; it's a lifestyle waiting to be embraced. Whether yo...

3pc Bathroom Measurements not available

Bedroom 2.87 M x 4.24 M

Family room 3.30 M x 4.90 M

Primary Bedroom 4.93 M x 3.94 M

Bedroom 2.87 M x 4.24 M

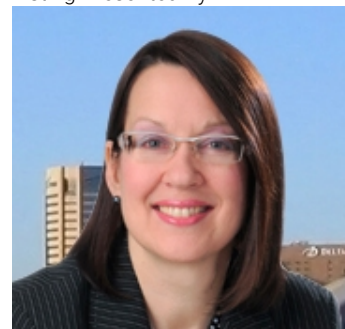
4pc Bathroom Measurements not available

Living room 3.68 M x 4.24 M

Kitchen 3.10 M x 2.69 M

Dining room 2.54 M x 2.69 M

Listing Presented By:



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