



## 807 Erin Woods Drive Calgary Alberta

\$499,900

Welcome to this spacious 4-bedroom, 2.5-bathroom family home located in Erin Woods with a fully finished basement and a 25' wide oversized double detached garage facing a massive green space. This home offers over 2,200 sq feet of living space and includes bamboo hardwood floors, durable stucco exterior and a 2-tier deck. As you enter your new home, you are greeted by a tiled foyer and large living room with bay windows offering plenty of natural light, as well as a dining/play area. The main floor also includes a well laid out kitchen open to the separate dining room and sunken family room with fireplace and vaulted ceilings. Upstairs, there is a total of 3 bedrooms including a large primary bedroom with a walk-in closet and large bay windows, as well as a 4-piece bathroom. The basement is fully finished and includes a recreation room, den/home office room, a fourth bedroom, a 4-piece bathroom and separate laundry space. This wonderful family home offers easy access to parks, playgrounds, schools, shopping, and public transportation. Book your private showing today. (id:6769)

Laundry room 8.08 Ft x 6.83 Ft

Storage 8.00 Ft x 3.58 Ft

Recreational, Games room 10.33 Ft x 8.75 Ft

Office 11.00 Ft x 10.83 Ft

Bedroom 14.00 Ft x 12.67 Ft

4pc Bathroom 7.00 Ft x 5.50 Ft

Kitchen 9.58 Ft x 8.75 Ft

Dining room 8.33 Ft x 8.08 Ft

Other 9.58 Ft x 7.67 Ft

Living room 12.67 Ft x 12.50 Ft

Family room 13.00 Ft x 12.00 Ft

Foyer 6.00 Ft x 5.00 Ft

Other 6.50 Ft x 3.67 Ft

Other 20.67 Ft x 13.17 Ft

2pc Bathroom 5.00 Ft x 4.83 Ft

Primary Bedroom 13.00 Ft x 12.00 Ft

Bedroom 9.17 Ft x 8.42 Ft

Bedroom 8.50 Ft x 8.42 Ft

4pc Bathroom 8.00 Ft x 7.00 Ft

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.

<http://www.kylewinter.ca/>

**RE/MAX**<sup>®</sup>

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net