



90 Erin Ridge Road Calgary Alberta

\$529,900

FULLY RENOVATED!! SEPARATE ENTRANCE!! ILLEGAL BASEMENT SUITE!! FULL OF UPGRADES!! OVER 1,600 SQFT OF LIVING SPACE!! LAUNDRY ON BOTH LEVELS!! 4 BED 3 BATH!! UPGRADES INCLUDE - NEW ROOF, NEW WINDOWS, NEW GUTTERS, NEW FURNACE AND INSTANT HOT WATER TANK - ALL DONE FOR YOUR PEACE OF MIND!! Welcome to this updated 2-storey detached home in Erin Woods! The main floor offers a bright and spacious living room with a cozy fireplace, perfect for relaxing or entertaining. There's a separate dining area and a modern kitchen featuring new appliances and sleek finishes (Refrigerator will be installed by the seller). A 2PC bath and main-floor laundry with access to the large backyard complete this level -- a great setup for convenience and indoor-outdoor living. Upstairs offers three good-sized bedrooms including a primary with a walk-in closet and a 4PC ensuite bath. There are two more bedrooms on this level. The ILLEGAL SUITE BASEMENT with SEPARATE ENTRANCE has a modern kitchen, large rec room, a bedroom, 3PC bathroom and its own laundry. A great location in Erin Woods -- a growing neighborhood with parks, pathways, and easy commuting options. MOVE-IN READY WITH SMART UPDATES AND A SETUP THAT WORKS FOR FAMILY!! (id:6769)

- Primary Bedroom 13.33 Ft x 12.67 Ft
- 4pc Bathroom 8.08 Ft x 5.00 Ft
- Bedroom 8.67 Ft x 9.00 Ft
- Bedroom 8.08 Ft x 12.50 Ft
- Recreational, Games room 15.58 Ft x 10.50 Ft
- Kitchen 7.25 Ft x 7.83 Ft
- 4pc Bathroom 5.08 Ft x 7.42 Ft

- Furnace 5.33 Ft x 10.92 Ft
- Bedroom 9.92 Ft x 10.92 Ft
- Living room 13.58 Ft x 12.42 Ft
- Dining room 13.42 Ft x 7.00 Ft
- 2pc Bathroom 5.58 Ft x 4.33 Ft
- Kitchen 11.08 Ft x 11.50 Ft

Listing Presented By:



Originally Listed by:
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<http://sggrealstate.ca/>



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

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