



## 132 Erin Circle Calgary Alberta

\$619,900

Welcome to your dream home in a surprisingly central and quiet neighbourhood! Located just 15 minutes from downtown, 5 minutes to the ring road, and 7 minutes to Deerfoot, you'll enjoy the perfect balance of convenience and peace. The friendly neighbours create a welcoming community where everyone knows each other, and some even shovel your sidewalks for you. Additional features include: Central, peaceful, and close to major roadways for easy access to everything you need. Upgraded Roof: Featuring a Malarkey rubber shingle roof that's hail-proof with a 40-year guarantee (about 30 years remaining), offering peace of mind for years to come. Recent Upgrades: In 2019, the home received a new hot water tank, furnace, and central AC, as well as a high-quality MERV 5-inch air filter - perfect for those with asthma or anyone wanting top-notch air quality. Kitchen: Only 5 years old, the kitchen boasts stunning cabinetry, tons of storage, and hidden drawers, making it both functional and stylish. Unique Wine Cellar/Cold Storage: In the basement bedroom, a built-in nook serves as a cold storage area, previously used as a small wine cellar. It was cleverly designed with bookcases on wheels, creating a secret hideaway feel. Master Bathroom: A one-of-a-kind custom bathroom you won't find anywhere else! Double sinks, ample storage, a luxurious shower, and a spacious tub make this a perfect retreat. Huge Yard: At 5500 square feet, this pie-shaped lot offers one of the largest yards in the area, ideal for outdoor activities or future development. Hot Tub Ready: This home is wired for a hot tub, complete with 220 AMP wiring and a 10x10 pit already developed for your future relaxation area. Kitchen Wiring: Each plug in the kitchen is on its own breaker, and all plugs are on 20 AMP circuits (instead of the standard 15 AMP), ensuring that you'll never blow a fuse while cooking or entertaining...

5pc Bathroom 12.75 Ft x 8.25 Ft  
Bedroom 10.17 Ft x 8.83 Ft  
Primary Bedroom 20.92 Ft x 11.75 Ft  
3pc Bathroom 7.75 Ft x 5.08 Ft  
Bonus Room 7.50 Ft x 7.17 Ft  
Bedroom 11.75 Ft x 10.92 Ft

Furnace 14.25 Ft x 12.17 Ft  
2pc Bathroom 8.17 Ft x 3.00 Ft  
Family room 25.08 Ft x 20.83 Ft  
Dining room 12.25 Ft x 7.92 Ft  
Foyer 6.50 Ft x 5.67 Ft  
Kitchen 18.25 Ft x 12.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Storage** 5.17 Ft x 4.00 Ft

**Living room** 14.67 Ft x 8.33 Ft