



## 224 Erin Dale Place Calgary Alberta

\$599,900

Pride of ownership shines throughout this meticulously maintained two-story home nestled at the top of an east facing cul-de-sac on a spacious pie-shaped lot providing beautiful sunrises from the front window and amazing sunsets from the back deck and ample sunlit gardening space. An inviting rubberized soft surface leads you and your guests to the front door. This home offers a blend of classic charm and modern updates. The main floor features beautifully refinished red oak hardwood flooring (2020) and a spacious living/dining room combo with large bay windows. The kitchen is a chef's delight, featuring elegantly designed cherry cabinetry with custom soft close slide-out drawers, subway tile accents, and high-end stainless steel appliances, including a Meile dishwasher and LG fridge. Enjoy casual dining at the breakfast bar or in the bay-windowed nook overlooking the serene backyard oasis. Professionally upholstered window seat with bay window. Upstairs, you'll find three generous bedrooms with ample closet space, including a master large enough for a king-size bed. A full bathroom divides the master from the other bedrooms, with a convenient linen closet nearby. The finished basement offers additional living space, including a large entertainment area, an extra bedroom, and a powder room. Mechanical highlights include a high-efficiency two-stage variable speed fan Carrier furnace (2016), a hot water tank (2023), and central AC. Step outside to discover a private backyard retreat featuring a composite deck, stamped concrete patio, and lush landscaping with underground lighting. A convenient back lane to access the 24 x 24 insulated and separately heated oversized garage with attic storage and ample space for vehicles and hobbies, with an RV pad beside the garage equipped with a 30-amp plug-in. Additional updates include all new paint throughout, walls & trim. Living ...

Bedroom 9.50 Ft x 10.67 Ft  
Family room 12.25 Ft x 17.25 Ft  
2pc Bathroom 4.33 Ft x 7.25 Ft  
Other 5.33 Ft x 6.25 Ft  
Living room 13.75 Ft x 12.92 Ft  
Dining room 6.75 Ft x 10.42 Ft

Other 5.00 Ft x 5.58 Ft  
2pc Bathroom 5.33 Ft x 4.08 Ft  
Primary Bedroom 10.17 Ft x 13.75 Ft  
Other 6.25 Ft x 6.50 Ft  
4pc Bathroom 4.92 Ft x 8.33 Ft  
Bedroom 8.33 Ft x 11.67 Ft

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Listing Presented By:



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Other 13.33 Ft x 10.50 Ft

Bedroom 10.33 Ft x 9.42 Ft