



## 239 Erin Mount Place Calgary Alberta

\$419,900

A superb two-story residence located in Erin Woods, tree-lined cul-de-sac, featuring a brand-new roof and gutters! The main level showcases a combined living and dining room, coupled with a convenient half bath. Upstairs boasts a four-piece bathroom and three spacious bedrooms, including a generous master with dual closets. The bathrooms are adorned with custom cabinets and ceramic tile, while the spare rooms come equipped with custom closets. The expansive kitchen is appointed with countertops, a backsplash, and modern black appliances, all within custom walnut cabinets. A specially designed large working island with an eating bar takes center stage, complemented by a substantial pantry and a built-in desk area. The fully developed basement hosts a spacious family room, featuring engineered hardwood throughout the entire home. For added practicality, a sizable mud area is present at both the front and back doors. The rear of the home showcases a generously sized deck, thoughtfully constructed for a southeast exposure. The yard is fully fenced, providing an ideal space for a potential garage. With the inclusion of a brand-new roof, this home not only offers great value but also encompasses thoughtful design and contemporary amenities. (id:6769)

4pc Bathroom Measurements not available

Family room 4.90 M x 4.60 M

Storage 2.74 M x 4.24 M

Laundry room 3.10 M x 4.29 M

Kitchen 3.12 M x 3.38 M

Living room 4.52 M x 3.73 M

Dining room 3.10 M x 2.79 M

Dining room 2.11 M x 2.69 M

2pc Bathroom Measurements not available

Bedroom 3.25 M x 2.92 M

Primary Bedroom 4.50 M x 3.17 M

Bedroom 2.92 M x 3.30 M

Listing Presented By:



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