



40 Erin Meadow Way Calgary Alberta

\$589,900

Prepare to be impressed! Beautifully renovated 4-level split delivers massive impact both inside and out. From the moment you arrive, the refreshed exterior welcomes you with its charming covered front porch, hardy board siding (at the front & back of the home), and sleek aggregate walkway. Don't let the footprint fool you--this home offers over 1,700 square feet across the main three levels, plus an additional 513 square feet of fully finished space on the fourth, totaling more than 2,200 square feet of thoughtfully designed living space. Step inside to find a bright, spacious foyer with custom built-in storage and a coat closet, setting the tone for the meticulous attention to detail throughout. The main level boasts soaring vaulted ceilings and gorgeous wide plank luxury vinyl flooring that flows seamlessly across all four levels--no carpets in sight. The living room is bathed in natural light from a large bay window, while the adjacent dining room features an eye-catching wood feature wall, multi-purpose shelving, and a beautiful wall niche framed by windows. The chef's kitchen is an absolute showstopper. Designed to accommodate the busiest of families, it includes updated white cabinetry, a silgranite sink, stainless steel appliances, a handy pasta faucet over the range, beverage fridge, shiplap accents, and more counter space than you've likely ever seen. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat that easily fits a king-sized bed and offers double closets with built-in organizers. The main bathroom is fully renovated with a luxurious oversized walk-in shower, ceiling-height tile, and modern matte black fixtures. On the third level, you'll love the cozy family room featuring another stunning wood accent wall and fireplace, a fourth bedroom (or home office) with an egress window, and a second full bath. This lev...

Bedroom 14.58 Ft x 9.92 Ft

Bedroom 13.67 Ft x 11.58 Ft

Bedroom 10.92 Ft x 9.33 Ft

3pc Bathroom 7.83 Ft x 7.42 Ft

Recreational, Games room 22.25 Ft x 13.50 Ft

Laundry room 14.25 Ft x 6.67 Ft

Family room 22.83 Ft x 13.75 Ft

Bedroom 12.17 Ft x 8.50 Ft

4pc Bathroom 9.08 Ft x 4.92 Ft

Living room 14.50 Ft x 14.50 Ft

Kitchen 15.08 Ft x 11.00 Ft

Dining room 10.75 Ft x 9.67 Ft

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