



## 47 Erin Grove Calgary Alberta

\$570,000

Welcome to 47 Erin Grove SE -- a spacious and thoughtfully designed 4-bedroom, 3-bathroom home nestled in a quiet pocket of Erin Woods. The main floor showcases stylish luxury vinyl plank flooring and a functional layout ideal for modern living. The bright kitchen includes a convenient pantry, while the adjacent dining area features a unique glass block wall that invites natural light while maintaining privacy. From here, step out to your backyard retreat, perfect for entertaining. A handy half-bath and a sun-filled living room with a large south-facing window complete the main level. Upstairs, you'll find three comfortable bedrooms, including a primary suite with a private 3-piece ensuite, along with a full 4-piece bathroom for family or guests. The fully developed basement offers additional living space to relax or entertain, a fourth bedroom, laundry, and plenty of storage. Outside, the low-maintenance backyard is designed for ease, featuring a covered patio and back alley access through a double-wide gate--ideal for RV storage. Located with easy access to Peigan Trail and 52 Street SE, this home is a fantastic option for growing families or those seeking space and convenience. Don't miss your chance to make this versatile and welcoming home your own--schedule your private showing today! (id:6769)

Family room 14.75 Ft x 11.67 Ft  
 Laundry room 10.42 Ft x 7.17 Ft  
 Furnace 6.67 Ft x 8.58 Ft  
 Bedroom 10.25 Ft x 9.83 Ft  
 Kitchen 12.00 Ft x 13.00 Ft  
 Dining room 12.33 Ft x 8.42 Ft  
 Pantry 3.00 Ft x 3.00 Ft  
 Living room 16.00 Ft x 11.42 Ft

Foyer 11.25 Ft x 5.67 Ft  
 Other 4.08 Ft x 5.58 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 Primary Bedroom 11.67 Ft x 12.67 Ft  
 Bedroom 8.67 Ft x 9.58 Ft  
 Bedroom 11.00 Ft x 9.58 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
 RE/MAX First



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
 cm.mackenzie@shaw.ca