



## 75 Erin Croft Crescent Calgary Alberta

\$350,000

Welcome to your perfect home in the family-friendly community of Erin Woods! This beautifully updated 3-bedroom, 1.5-bathroom townhome is the perfect choice for both growing families and first-time homebuyers, offering a blend of modern upgrades, functional living spaces, and a peaceful setting. Step inside to discover a bright and inviting interior featuring durable vinyl plank flooring throughout, perfect for busy households or those looking for low-maintenance living. Freshly painted and thoughtfully modernized, this home is move-in ready, offering a clean and contemporary canvas for you to make your own. The three spacious bedrooms provide plenty of room for a growing family or visiting guests, while the updated 1.5 bathrooms add a touch of modern convenience. The fully finished basement now features brand-new vinyl plank flooring, making it a versatile space that can be tailored to your needs - whether it's a playroom for the kids, a cozy family room, or a home office for remote work. Outside, the fully enclosed backyard offers a safe and private space for children to play or for family barbecues, backing onto serene community green space that provides a peaceful backdrop and a sense of tranquility. With 2 assigned parking stalls right out front and plenty of visitor parking onsite, parking is stress-free, making daily life that much easier. Located in a welcoming community with easy access to schools, parks, playgrounds, and amenities, this home is perfect for families looking to put down roots and first-time buyers seeking a comfortable and affordable starter home. Don't miss this incredible opportunity to own a modern, family-ready townhome in Erin Woods. Schedule your showing today! (id:6769)

Recreational, Games room 16.67 Ft x 29.08 Ft

Furnace 8.42 Ft x 7.67 Ft

2pc Bathroom 4.75 Ft x 4.08 Ft

Dining room 10.08 Ft x 6.50 Ft

Kitchen 10.00 Ft x 11.42 Ft

Living room 11.92 Ft x 12.50 Ft

Other 7.58 Ft x 6.83 Ft

4pc Bathroom 6.17 Ft x 7.75 Ft

Bedroom 8.33 Ft x 11.33 Ft

Bedroom 8.42 Ft x 11.50 Ft

Primary Bedroom 14.83 Ft x 10.75 Ft

Listing Presented By:



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