



# 132 Erin Grove Close Calgary Alberta

\$485,000

Located on a quiet street, this charming fully developed two-storey detached home offers a highly functional layout designed for everyday living and entertaining. The main floor welcomes you with an inviting living room that flows seamlessly into the dining area, creating a warm and cohesive space. The well-appointed kitchen is thoughtfully positioned nearby and features an island with breakfast bar, stainless steel appliances (all updated in 2021), ample cabinetry and counter space, and a convenient pantry. A two-piece powder room completes this level. Together, these living areas are ideal for hosting gatherings or enjoying quality family time. Upstairs, retreat to the spacious primary bedroom with a large closet, while two additional bright bedrooms and a four-piece bathroom provide flexibility for family, guests, or a home office. The developed basement adds even more living space with a comfortable recreation room, along with laundry and an additional den or storage room. Notable updates include a hot water tank (2021) and a high-efficiency furnace. Step outside to a low-maintenance backyard featuring a massive walk-around deck and patio--no grass means no summer upkeep. The oversized garage offers excellent storage, and RV parking is an added bonus. Ideally located close to playgrounds, parks, and Erin Woods School (just a five-minute walk), with shopping, amenities, an ice rink, and additional schools nearby. Quick access to Downtown, Deerfoot Trail, Stoney Trail, and Barlow Trail makes commuting a breeze. This well-loved home offers outstanding value and lifestyle convenience--book your showing today! (id:6769)

Primary Bedroom 13.42 Ft x 11.58 Ft  
Other 7.92 Ft x 3.25 Ft  
Bedroom 9.00 Ft x 8.67 Ft  
Bedroom 12.33 Ft x 8.00 Ft  
4pc Bathroom 8.00 Ft x 4.92 Ft  
Family room 18.50 Ft x 12.17 Ft  
Den 10.50 Ft x 6.33 Ft

Laundry room 10.83 Ft x 9.17 Ft  
Living room 12.58 Ft x 11.50 Ft  
Kitchen 13.67 Ft x 13.50 Ft  
Dining room 11.08 Ft x 7.58 Ft  
Pantry 5.50 Ft x 3.42 Ft  
Foyer 5.08 Ft x 3.58 Ft  
2pc Bathroom 6.33 Ft x 2.92 Ft

Listing Presented By:



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