



## 143 Erin Meadow Green Calgary Alberta

\$565,000

Illegal Suite | 3+2 Bed | Fully Renovated | Separate Entrance | Tucked away in the charming, family-friendly neighborhood of Erinwoods, this stunning and well-maintained home is perfect for those seeking comfort, convenience, and a welcoming community. With spacious living areas, modern updates, and a private backyard oasis, this home is an absolute must-see!

**Key Features:**

- Bright & Open Living Spaces:** This beautiful 5 bedroom home offers an open-concept main floor with High Vaulted ceilings that's perfect for both everyday living and entertaining. Large windows flood the living room with natural light, creating a warm and inviting atmosphere.
- Gourmet Kitchen:** The chef-inspired kitchen is a dream, featuring sleek modern cabinetry, quartz countertops, and high-end stainless steel appliances. The cozy breakfast nook and formal dining area are perfect for family meals and casual get-togethers.
- Private Outdoor Retreat:** Enjoy your own backyard paradise! The fully fenced yard [Backing on to a park] is ideal for summer BBQs, gardening, or simply relaxing in peace. With plenty of space for kids and pets, this outdoor space truly feels like an extension of your home.
- Spacious Bedrooms:** Upstairs, you'll find a generous size master suite with a cheater door to the main bathroom, plus two additional well-sized bedrooms--perfect for kids, guests, or a home office.
- Illegal Suite:** The fully finished basement adds incredible versatility. RENT OUT the Basement with separate entrance or Create your dream media room, home gym, or extra storage--whatever suits your lifestyle!
- Modern Upgrades:** This home boasts recent updates including fresh paint, new flooring, updated windows, light fixtures, Faucets and much more -- providing peace of mind and energy efficiency for years to come.

**Location, Location, Location!** Erin Woods Park just minutes away, perfect for outdoor activities and family pic...

Bedroom 12.50 Ft x 8.92 Ft  
 Office 12.08 Ft x 8.83 Ft  
 Living room 18.92 Ft x 13.33 Ft  
 Other 12.08 Ft x 10.58 Ft  
 Laundry room 11.58 Ft x 6.92 Ft  
 4pc Bathroom 8.75 Ft x 4.75 Ft

Bedroom 10.92 Ft x 8.42 Ft  
 Bedroom 10.00 Ft x 8.42 Ft  
 Living room 13.92 Ft x 12.92 Ft  
 Kitchen 11.08 Ft x 10.58 Ft  
 Dining room 9.92 Ft x 7.50 Ft  
 4pc Bathroom 8.58 Ft x 4.83 Ft

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Primary Bedroom 14.08 Ft x 9.83 Ft