

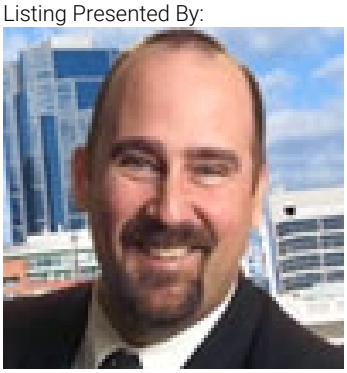
27 Erin Grove Close Calgary Alberta

$418,000

When it comes to buying a home, there's a lot of value in knowing the big-ticket items have already been taken care of. And in this home, that list is pretty impressive. Over the past three years, the owners have invested significantly in upgrades that aren't always the most exciting to shop for, but can make an enormous difference in the cost and peace of mind of homeownership.Let's start with the roof. The owner happens to own a roofing company, so it's probably no surprise that he went well beyond a standard replacement. The home now features a Class 4 hail-rated luxury designer shingle roof, complete with a lifetime warranty. That's a substantial upgrade, especially with Calgary's unpredictable weather. The attic has also been reinsulated, adding another important improvement to the home's comfort and energy efficiency.And the investment doesn't stop there. Newer windows, a new furnace, air conditioning, a tankless hot water system and a whole-home water filtration system have all been added. The electrical panel has also been upgraded, along with the outlets throughout the home. These are the kinds of improvements that can cost homeowners tens of thousands of dollars, and here, they've already been done.The outside has received plenty of attention, too. Situated on a corner lot, the home features fresh landscaping completed this summer, a new stone pathway and front steps, a freshly painted and stained fence, and a new front door. All adding to the home's curb appeal.Inside, you'll find three bedrooms, two bathrooms and an interior that's been freshly painted within the last few years. The kitchen offers granite countertops, a new faucet and all-new appliances. A convenient half bath sits near the back entrance, while upstairs, all three bedrooms share a full bathroom that's accessible from both the hallway and the primary bedroom.The basement has a bit of an ...

Primary Bedroom 17.08 Ft x 12.58 Ft
Bedroom .08 Ft x 12.42 Ft
Bedroom 8.67 Ft x 11.33 Ft
4pc Bathroom 7.92 Ft x 4.83 Ft
Storage 6.25 Ft x 6.83 Ft
Furnace 16.17 Ft x 11.75 Ft
Den 6.17 Ft x 3.58 Ft
Storage 6.42 Ft x 4.00 Ft
Living room 17.08 Ft x 13.25 Ft
Dining room 13.33 Ft x 5.92 Ft
Kitchen 11.08 Ft x 10.67 Ft
2pc Bathroom 5.58 Ft x 4.33 Ft

Listing Presented By:



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Recreational, Games room 9.33 Ft x 11.08 Ft