

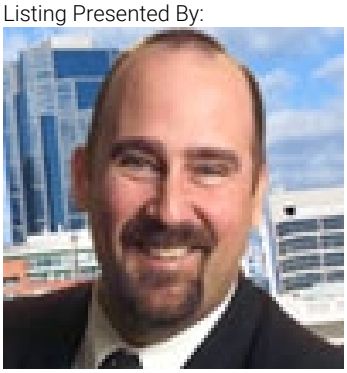

# 271 Erin Meadow Close Calgary Alberta

$499,900

SPACE & UPGRADES like this don't come along often in a split level. Are you looking for an OVERSIZED & HEATED double garage? This home has it! At over 25' x 23', it comes with work benches, a new roof (2024), a paved alley, AND RV PARKING. The large corner lot also means extra street parking, and it's beautifully framed by mature trees for shade & privacy. Entertain on the two-tiered deck or gather around a fire pit on the stone patio area. The big upgrades are already done: BRAND NEW FURNACE & A/C (2026), all Poly B plumbing removed (2026), new dishwasher & water softener (2024), hot water tank (2019), & fresh paint (2023). Step inside to a vaulted living & dining room where a south-facing bay window floods the space with natural light all day. The kitchen is both functional & charming, with a sink tucked under the window complete with a bar-style glass washer, stainless appliances (a water line runs straight to the fridge, so cold drinks all year round), & tons of cabinet/counter space. There's room for a small table for casual meals, & a patio door leads straight out to the deck, ideal for BBQing & indoor/outdoor living. Upstairs are three good-sized bedrooms. The larger primary features a walk-in closet & a 2-piece ensuite with its own window, a lovely touch of natural light in a space that often goes without. The 2 other bedrooms both have double closets, & a full 4-piece bathroom completes this level. The lower level is what truly sets this home apart. A huge family room with full-sized windows is anchored by a cozy corner gas fireplace, and this level also includes a fourth bedroom & a half bath with laundry, ALL ABOVE GRADE. The real standout is the 2nd entrance, walking straight out to the backyard/garage. Whether you need space for extended family, a private area for older kids or guests, a home office, or you're exploring rental income potential, this se...

Recreational, Games room 19.67 Ft x 22.42 Ft
Furnace 6.75 Ft x 10.50 Ft
Family room 13.25 Ft x 22.58 Ft
Bedroom 8.58 Ft x 12.33 Ft
2pc Bathroom 7.25 Ft x 5.00 Ft
Living room 14.00 Ft x 14.08 Ft
Kitchen 9.92 Ft x 15.58 Ft
Primary Bedroom 11.58 Ft x 13.83 Ft
2pc Bathroom 4.92 Ft x 4.92 Ft
Bedroom 10.00 Ft x 9.42 Ft
Bedroom 8.92 Ft x 12.33 Ft
4pc Bathroom 9.17 Ft x 4.92 Ft

Listing Presented By:



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Dining room 13.00 Ft x 10.92 Ft