

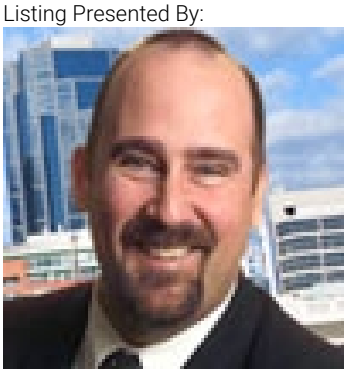
311 Erin Circle Calgary Alberta

$499,900

HOME SWEET HOME! Welcome to this incredible opportunity to own an affordable, beautifully updated, detached 2 storey home BACKING ON TO A PLAYGROUND/GREEN SPACE in the family-friendly community of Erin Woods! Perfectly suited for families, first-time buyers and investors alike, this wonderfully maintained home offers 3 bedrooms, 2.5 bathrooms, 1,864 SQFT of exquisitely maintained SQFT of living space throughout, a huge oversized heated double detached garage and an amazing location backing directly onto Hoffman Stafford Park and Playground Green Space. From the moment you arrive, the charming curb appeal sets the tone. Step inside and you'll immediately appreciate the gleaming updated laminate flooring, thoughtful updates and timeless original character throughout. The main floor offers an inviting, sun-drenched living room featuring large bay windows and a cozy gas fireplace, flowing seamlessly into the formal dining area offering beautiful bay windows that fill the space with natural light. The contemporary EAT IN KITCHEN WITH DINING AREA is both stylish and functional, complete with maple cabinetry and full appliances, while the convenient main-floor laundry room provides an abundance of built-in shelving and storage. A vanity bathroom completes the main level. Upstairs, you'll find three generously sized bedrooms, including the spacious primary retreat featuring a large closet and a wonderful 4-piece ensuite bathroom. The basement has lots of future potential and provides even more room for your family to grow and entertain, offering a large versatile living area ideal for a recreation room, media room, home gym or additional living space, along with a 4-piece bathroom, utility room and plenty of storage. Outside, the beautifully manicured and fully fenced backyard is designed for enjoying Calgary summers, with a HUGE deck offering the perfect setting for BBQs...

Recreational, Games room 27.00 Ft x 14.25 Ft
4pc Bathroom 7.58 Ft x 5.00 Ft
Furnace 15.58 Ft x 9.58 Ft
Storage 4.00 Ft x 4.00 Ft
Foyer 6.92 Ft x 7.92 Ft
Other 20.83 Ft x 12.00 Ft
2pc Bathroom 7.67 Ft x 2.67 Ft
Laundry room 7.00 Ft x 6.50 Ft
Primary Bedroom 14.25 Ft x 11.00 Ft
Other Measurements not available
4pc Bathroom 10.50 Ft x 5.00 Ft
Bedroom 11.33 Ft x 11.08 Ft

Listing Presented By:



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Century 21 Bamber Realty LTD.

http://www.homesweethometeam.ca/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Living room 17.08 Ft x 16.00 Ft

Kitchen 15.67 Ft x 14.08 Ft

Bedroom 12.33 Ft x 9.25 Ft

Hall 5.50 Ft x 7.50 Ft