



## 42 Erin Ridge Road Calgary Alberta

\$489,000

This home has been upgraded over the years with NEW kitchen appliances, cabinets, backsplash, sink, new flooring on the main level, updated bathrooms and a 3 piece bath in the basement for total of 2.5 baths! This amazing affordable home has fresh paint in neutral colors, and new windows/siding were added recently as well as the roof has been replaced. This family home has been well cared for, and there is plenty of room to spend time with family and friends on the main level with the kitchen being steps away for entertaining your guests. Moving upstairs there are three large bedrooms for a growing family or that home office of your dreams! The primary bedroom also has a large closet and additional space to place a working desk for another office space. With a fully finished basement area/rec room where your kids can play in their own space or convert to a work out area, there is also a massive storage area that could be converted to an additional bedroom by adding an egress window. This property is located on a quiet street with a front driveway for TWO cars and ample space to build your DREAM GARAGE in the back of the home., close by to parks, schools shopping, restaurants and deer foot trail to easily commute anywhere in Calgary. Ask your real estate agent to book your viewing today! (id:6769)

Primary Bedroom 10.08 Ft x 19.08 Ft

4pc Bathroom 5.00 Ft x 8.33 Ft

Bedroom 11.83 Ft x 8.33 Ft

Bedroom 10.50 Ft x 10.33 Ft

Recreational, Games room 17.42 Ft x 17.58 Ft

3pc Bathroom 4.92 Ft x 8.83 Ft

Storage 9.58 Ft x 9.08 Ft

Furnace 9.58 Ft x 8.08 Ft

Living room 18.17 Ft x 13.83 Ft

Kitchen 10.33 Ft x 16.75 Ft

2pc Bathroom 4.17 Ft x 5.25 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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

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