



46 Erin Ridge Court Calgary Alberta

\$450,000

Erin Woods 3 Bedroom, 2 Bathroom 4 Level Split with 1392.42 sq. ft. of finished living space on quiet Cul-De-Sac with a park at the end of the block. Great layout for family and entertaining with Wood burning Fireplace in Family Room and Private back yard. The Storage area between the family room and large 3rd Bedroom has potential as an office or study area as well. Just add some TLC and personalization and make this a home to enjoy for many years to come! Total interior space is 1518.74 sq. ft. with unfinished basement included. New Roof in 2022. Parking in the rear or street. Quick possession is available. 3D Tour available and Floorplans included in photos. (id:6769)

Laundry room 11.92 Ft x 14.58 Ft

4pc Bathroom 7.58 Ft x 5.33 Ft

Family room 16.92 Ft x 16.92 Ft

Bedroom 16.92 Ft x 10.42 Ft

Storage 9.08 Ft x 5.83 Ft

Living room 12.00 Ft x 14.17 Ft

4pc Bathroom 5.00 Ft x 9.08 Ft

Bedroom 8.33 Ft x 10.00 Ft

Dining room 11.33 Ft x 11.08 Ft

Kitchen 11.75 Ft x 10.33 Ft

Primary Bedroom 14.67 Ft x 12.58 Ft

Listing Presented By:



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