



## 62 Erin Crescent Calgary Alberta

\$639,900

INVESTOR ALERT, HUGE 5971 SQ FT CORNER LOT, R-C2 ZONED ON A QUIET STREET. Welcome to this 4 bdrm, a mostly renovated home that is move in ready and absolutely spotless with pride of ownership throughout. Vaulted ceilings, luxury vinyl wide plank flooring, ALL NEW PLUMBING, ROOF, SOFFITS APPROX 2019, 3/4 FENCE IS 5 YRS OLD. Walking in you will love the high ceilings, the new flooring and the large window in the living room. There's a dining area that opens to a huge deck, the largest I have ever seen, perfect for weddings, dancing, huge family get-togethers, surrounded by benches and planters. IT'S A HUGE YARD. Dining area and a kitchen with an eating area, with newer appliances and plenty of counter space. There's 3 bdrms up and a 4-piece bath, with the primary bdrm having a walk-in closet. The basement is fully finished with a very large bdrm in the back that only needs a door put back in. a 4-piece ensuite, and huge rec room. Outside is a shed, fire pit area and a dbl insulated garage. all of this on one of the largest lots in the area. Close by to parks, schools shopping, restaurants and deer foot trail to easily commute anywhere in Calgary. Don't miss this great opportunity. (id:6769)

Other 11.83 Ft x 9.50 Ft

Bedroom 22.42 Ft x 10.33 Ft

4pc Bathroom 10.00 Ft x 6.00 Ft

Recreational, Games room 22.08 Ft x 10.33 Ft

Furnace 12.08 Ft x 9.08 Ft

Other 9.50 Ft x 7.25 Ft

Living room 17.58 Ft x 11.00 Ft

Dining room 9.92 Ft x 7.75 Ft

Kitchen 13.25 Ft x 10.50 Ft

4pc Bathroom 7.83 Ft x 7.67 Ft

Primary Bedroom 12.67 Ft x 10.00 Ft

Bedroom 8.92 Ft x 8.58 Ft

Bedroom 8.75 Ft x 8.67 Ft

Other 8.00 Ft x 5.17 Ft

Listing Presented By:



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One Percent Realty

<http://www.aprilonepercentrealty.com/>

### RE/MAX Realty Professionals

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