

\$499,900 - 112 Erin Meadow Way Se, Calgary

MLS® #A2122410

\$499,900

3 Bedroom, 1.00 Bathroom, 808 sqft

Residential on 0.09 Acres

Erin Woods, Calgary, Alberta

Fabulous single family home with oversized heated garage with amazing landscaped fenced yard in a convenient location! A corner lot with great curb appeal. As you open the front gate you're welcomed with a double wide front porch, great for enjoying the afternoon sun. Enter the home & find the main living areas freshly painted & laminate flooring that runs up the staircase & through the upper floor. The living room is light & bright with a big window at the front + 2 more windows. The kitchen is open to the dining area for convenience. There's a dual sink with a Moen pull-out tap & double corner windows above. A great stainless steel fridge with bottom freezer too. Pantry is a must. Check out the handy white cabinet on rollers great for keeping your recycling & garbage in + offers extra countertop-workspace. The dining area fits a nice table set & features a contemporary light fixture + there are 2 pendant lights as well. Down the hall find the master bedroom with double closets. Centrally located is the 4 piece bathroom complete with tub/shower combo. Modern lighting + taps & a vanity with cupboard below for all your things. Second bedroom is a decent size & offers a shelf built into the wall. Head downstairs & find the family/rec room a nice size for watching shows, playing games etc. Third bedroom is larger than those upstairs so could be the Master if needed. Wardrobe will be included if wanted. Next room could be a 4th bedroom/den/flex room or maybe a music



room. Previous owner indicated it was built with more sound-proofing. Needs flooring. Laundry room is very large with easy capabilities to build another bathroom to your specifications. R.I & new toilet (in box) are located in here already! Maytag Washer & Dryer are only about 5 years old & located below window for natural light. Lots of storage under stairwell accessible from laundry/utility room or from a designated door by the flex room. Walk out the back door located right off the dining room, perfect for summer Bbq's! Incredible double decks nestled between house & garage offer so many options for furniture & outdoor enjoyment. This fully fenced yard is stunning & a perfect place for family, pets or kids to gather. Grow your own apples with a Gala & MacIntosh apple trees! Chokecherry tree & other mature trees for privacy! Firepit & Shed included too! Ground level patio by garage is also fabulous to enjoy the sun late day. Options here to enjoy the sun or the shade in the heat of the summer! Inside the main floor find 3 ceiling fan/lights to keep you comfortable all summer. Oversized 22'x22'double garage built in 2013 has a gasline & is heated -not insulated though, + wired for 220volt & has a storage loft. Hot water tank (50 gallon) & house shingles replaced approx 2018. Walk to school/park/community center all at the end of the block or head out thru the neighborhood path to the bus or shopping amenities. Corner property offers extra parking along the side as the road runs past to access back alley.

Built in 1998

Essential Information

MLS® #	A2122410
Price	\$499,900
Sold Price	\$505,000

Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	808
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	112 Erin Meadow Way Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3P7

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached, Heated Garage, Oversized

Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Landscaped, Many Trees, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	April 21st, 2024
Days on Market	9
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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