



THE
A-TEAM

**RE/MAX
FIRST**

127 ERIN MEADOW Way, Calgary T2B 3P7

MLS®#: **A2163670**

Area: **Erin Woods**

Listing Date: **09/05/24**

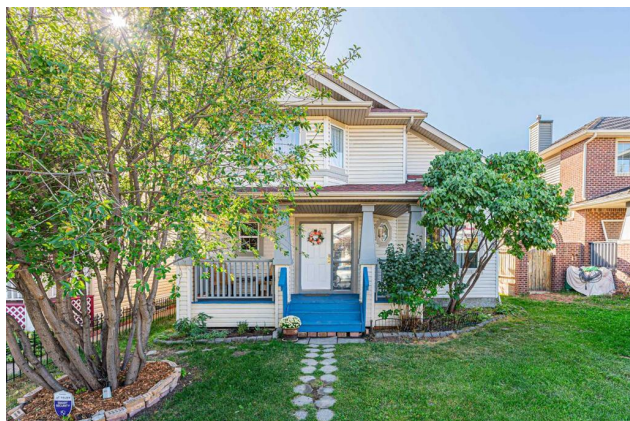
List Price: **\$540,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 11-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar: **3,175 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,302**
Low Sqft:
Ttl Sqft: **1,302**

DOM

78

Layout

Beds: **5 (3 2)**
Baths: **3.0 (2 2)**
Style: **2 Storey Split**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`4" x 2`11"
Living Room	Main	14`10" x 10`10"
Dining Room	Main	9`0" x 8`5"
Bedroom	Upper	9`6" x 8`11"
2pc Ensuite bath	Upper	7`5" x 2`10"
4pc Bathroom	Basement	5`6" x 4`10"
Bedroom	Basement	11`5" x 9`0"

Room	Level	Dimensions
Laundry	Main	5`9" x 5`2"
Kitchen	Main	14`0" x 10`11"
4pc Bathroom	Upper	7`5" x 4`10"
Bedroom - Primary	Upper	12`7" x 10`7"
Bedroom	Upper	10`7" x 8`9"
Game Room	Basement	12`2" x 12`1"
Bedroom	Basement	11`10" x 11`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1N

9812750

Remarks

Pub Rmks: **The original owner since the house was built in 1999 by Glenwood Homes, This well-kept house has 5 Bedrooms, 2 full bathrooms, 2 half bathrooms and a double detached Garage. The main floor has a Living room, Kitchen and dining area with a door leading towards the deck in the backyard, 1 half bathroom and a laundry room on the main floor. The upper floor has 2 pcs Ensuite master bedroom, 2 more bedrooms and 4 pcs common bathroom. The basement has 2 good-sized bedrooms, 4 pcs bathroom and rec room—lots of space for the growing family. The double detached Garage protects the cars in wintertime. be the first one to view this House. New Carpet, New dishwasher, One-year-old the Furnace and Roof.**

Inclusions:
Property Listed By: **None**
RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



