



THE
A-TEAM

**RE/MAX
FIRST**

807 ERIN WOODS Drive, Calgary T2B 3E7

MLS®#: **A2165188** Area: **Erin Woods** Listing Date: **09/12/24** List Price: **\$499,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1991**
Lot Information
 Lot Sz Ar: **3,261 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,452**
 Low Sqft:
 Ttl Sqft: **1,452**

DOM

7
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard**
 Park Feat: **Double Garage Detached,Garage Door Opener,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Stucco,Wood Frame**
 Flooring: **Hardwood,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`7" x 8`9"	Dining Room	Main	8`4" x 8`1"
Nook	Main	9`7" x 7`8"	Living Room	Main	12`8" x 12`6"
Family Room	Main	13`0" x 12`0"	Foyer	Main	6`0" x 5`0"
Laundry	Basement	8`1" x 6`10"	Other	Main	6`6" x 3`8"
Other	Main	20`8" x 13`2"	Storage	Basement	8`0" x 3`7"
Game Room	Basement	10`4" x 8`9"	Office	Basement	11`0" x 10`10"
Bedroom - Primary	Upper	13`0" x 12`0"	Bedroom	Upper	9`2" x 8`5"

Bedroom
2pc Bathroom
4pc Bathroom

Upper
Main
Upper

8`6" x 8`5"
5`0" x 4`10"
8`0" x 7`0"

Bedroom
4pc Bathroom

Basement
Basement

14`0" x 12`8"
7`0" x 5`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9011657

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this spacious 4-bedroom, 2.5-bathroom family home located in Erin Woods with a fully finished basement and a 25' wide oversized double detached garage facing a massive green space. This home offers over 2,200 sq feet of living space and includes bamboo hardwood floors, durable stucco exterior and a 2-tier deck. As you enter your new home, you are greeted by a tiled foyer and large living room with bay windows offering plenty of natural light, as well as a dining/play area. The main floor also includes a well laid out kitchen open to the separate dining room and sunken family room with fireplace and vaulted ceilings. Upstairs, there is a total of 3 bedrooms including a large primary bedroom with a walk-in closet and large bay windows, as well as a 4-piece bathroom. The basement is fully finished and includes a recreation room, den/home office room, a fourth bedroom, a 4-piece bathroom and separate laundry space. This wonderful family home offers easy access to parks, playgrounds, schools, shopping, and public transportation. Book your private showing today.

Inclusions:
Property Listed By:

N/A
Real Estate Professionals Inc.

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











