



THE
A-TEAM

**RE/MAX
FIRST**

143 ERIN MEADOW Green, Calgary T2B 3G5

MLS®#: **A2183092** Area: **Erin Woods** Listing Date: **12/11/24** List Price: **\$565,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **3,250 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,016**
 Low Sqft:
 Ttl Sqft: **1,016**

DOM

10
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **0**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Dog Run Fenced In,Front Yard,Lawn,See Remarks**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other,Playground,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings,Open Floorplan,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	14`1" x 9`10"
Bedroom	Main	10`0" x 8`5"
Office	Basement	12`1" x 8`10"
Kitchen	Main	11`1" x 10`7"
Living Room	Basement	18`11" x 13`4"
Laundry	Basement	11`7" x 6`11"
4pc Bathroom	Basement	8`9" x 4`9"

Room	Level	Dimensions
Bedroom	Main	10`11" x 8`5"
Bedroom	Basement	12`6" x 8`11"
Living Room	Main	13`11" x 12`11"
Dining Room	Main	9`11" x 7`6"
Kitchen With Eating Area	Basement	12`1" x 10`7"
4pc Bathroom	Main	8`7" x 4`10"

Title: **Fee Simple**
 Zoning: **R-CG**
 Legal Desc: **9110076**

Remarks

Pub Rmks: **[[Illegal Suite] |3+2 Bed| |Fully Renovated| |Seperate Entrance|. Tucked away in the charming, family-friendly neighborhood of Erinwoods, this stunning and well-maintained home is perfect for those seeking comfort, convenience, and a welcoming community. With spacious living areas, modern updates, and a private backyard oasis, this home is an absolute must-see! Key Features: Bright & Open Living Spaces: This beautiful 5 bedroom home offers an open-concept main floor with High Vaulted ceilings that's perfect for both everyday living and entertaining. Large windows flood the living room with natural light, creating a warm and inviting atmosphere. Gourmet Kitchen: The chef-inspired kitchen is a dream, featuring sleek modern cabinetry, quartz countertops, and high-end stainless steel appliances. The cozy breakfast nook and formal dining area are perfect for family meals and casual get-togethers. Private Outdoor Retreat: Enjoy your own backyard paradise! The fully fenced yard [Backing on to a park] is ideal for summer BBQs, gardening, or simply relaxing in peace. With plenty of space for kids and pets, this outdoor space truly feels like an extension of your home. Spacious Bedrooms: Upstairs, you'll find a generous size master suite with a cheater door to the main bathroom, plus two additional well-sized bedrooms—perfect for kids, guests, or a home office. Illegal Suite. The fully finished basement adds incredible versatility. RENT OUT the Basment with separate entrance or Create your dream media room, home gym, or extra storage—whatever suits your lifestyle! Modern Upgrades: This home boasts recent updates including fresh paint, new flooring, updated windows, light fixtures, Faucets and much more —providing peace of mind and energy efficiency for years to come. Location, Location, Location! Erin Woods Park just minutes away, perfect for outdoor activities and family picnics. Close to highly-rated schools, including Erin Woods Elementary and Lord Shaughnessy High School—ideal for families with children. Easy access to Deerfoot Trail and Stoney Trail, making your commute downtown or to nearby commercial centers a breeze. Shopping and dining are just around the corner at South Trail Crossing, offering everything you need for a quick errand or casual night out. Move-in ready—nothing to do but unpack! A fantastic investment in a growing community with strong potential for future appreciation. Whether you're a first-time homebuyer, growing family, or savvy investor, this home has it all. Don't miss the opportunity to own a stunning property in one of Calgary's most desirable neighborhoods!**

Inclusions: **N/A**
 Property Listed By: **TREC The Real Estate Company**

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





