



THE
A-TEAM

**RE/MAX
FIRST**

895 ERIN WOODS Drive, Calgary T2B 3E8

MLS®#: **A2198952** Area: **Erin Woods** Listing **03/04/25** List Price: **\$485,000**
 Status: **Active** County: **Calgary** Change: **-\$14k, 08-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1990** Abv Sqft: **1,440**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,693 sqft** Ttl Sqft: **1,440**
 Lot Shape:

DOM

35
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Irregular Lot,Landscaped,Lawn,Low Maintenance Landscape,Street Lighting**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
 Sewer: Ext Feat: **Private Entrance,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Built-in Features**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`8" x 12`8"	Entrance	Main	8`3" x 3`10"
Porch - Enclosed	Main	10`11" x 4`11"	Dining Room	Main	10`10" x 11`10"
Kitchen With Eating Area	Main	13`0" x 14`6"	Pantry	Main	1`10" x 1`9"
Family Room	Main	13`6" x 11`5"	Mud Room	Main	5`3" x 3`4"
Other	Main	18`3" x 6`6"	2pc Bathroom	Main	5`0" x 4`6"
Bedroom	Upper	9`6" x 9`0"	Bedroom	Upper	9`0" x 9`9"
Bedroom - Primary	Upper	13`3" x 11`5"	4pc Bathroom	Upper	8`2" x 7`4"

Game Room
4pc Bathroom
Furnace/Utility Room

Basement
Basement
Basement

17`9" x 13`2"
8`9" x 4`11"
10`10" x 6`10"

Bedroom
Kitchen With Eating Area

Basement
Basement

11`8" x 11`7"
10`9" x 6`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9011612

Zoning:
R-CG

Remarks

Pub Rmks:

SOLD AWAITING DEPOSIT. FURTHER PRICE REDUCTION FOR QUICK SALE. COME AND BE THE F1RST TO PUT AN OFFER TODAY! Own this well-kept home nestled on a main drive and on a huge corner lot, this fully developed 2 Storey home with brand new floorings on the front living room and upper stairs is a true winner. It boasts a beautiful entry way that leads to a free-flowing floor plan, it has a nice living room, a separate dining area, a functional bright kitchen completes with nice cabinetry, and an ample space for another dining table. It also has an additional huge family room and a covered deck. On the upper level has the large masters bedroom, the other 2 extra great bedrooms and a 4 pcs bathroom. To the basement, has a separate entrance, the 2nd practical kitchen and again with an open concept floor plan that combines the living and dining area along with an additional full restroom. It has the other bedroom, the laundry area and the furnace room. This home is strategically built close to major roadways, school, parks and playgrounds, shopping, public transportations, and other numerous amenities within walking distance. Come visit today, submit an offer and make this your home sweet home! SELLERS ARE VERY MOTIVATED.

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

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











