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311 Erin Circle SE
Calgary, Alberta

MLS # A2334235

$504,977

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,285 sq.ft.	**Age:**	1998 (28 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Oversized, Workshop in Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Front Yar		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Storage		

Inclusions: ASK AGENT

HOME SWEET HOME! Welcome to this incredible opportunity to own an affordable, beautifully updated, detached 2 storey home BACKING ON TO A PLAYGROUND/GREEN SPACE in the family-friendly community of Erin Woods! Perfectly suited for families, first-time buyers and investors alike, this wonderfully maintained home offers 3 bedrooms, 2.5 bathrooms, 1,864 SQFT of exquisitely maintained SQFT of living space throughout, a huge oversized heated double detached garage and an amazing location backing directly onto Hoffman Stafford Park and Playground Green Space. From the moment you arrive, the charming curb appeal sets the tone. Step inside and you’ll immediately appreciate the gleaming updated laminate flooring, thoughtful updates and timeless original character throughout. The main floor offers an inviting, sun-drenched living room featuring large bay windows and a cozy gas fireplace, flowing seamlessly into the formal dining area offering beautiful bay windows that fill the space with natural light. The contemporary EAT IN KITCHEN WITH DINING AREA is both stylish and functional, complete with maple cabinetry and full appliances, while the convenient main-floor laundry room provides an abundance of built-in shelving and storage. A vanity bathroom completes the main level. Upstairs, you’ll find three generously sized bedrooms, including the spacious primary retreat featuring a large closet and a wonderful 4-piece ensuite bathroom. The basement has lots of future potential and provides even more room for your family to grow and entertain, offering a large versatile living area ideal for a recreation room, media room, home gym or additional living space, along with a 4-piece bathroom, utility room and plenty of storage. Outside, the beautifully manicured and fully fenced backyard is designed for enjoying

Calgary summers, with a HUGE deck offering the perfect setting for BBQs, entertaining or simply relaxing. The OVERSIZED AND HEATED DOUBLE GARAGE provides exceptional parking, workshop with 220 plug and storage options. Situated on a quiet, family-friendly street, this home is just steps from a playground and close to Erin Woods School, parks, shopping, public transportation, green spaces and the Erin Woods Community Centre, which offers recreational amenities including sports fields, baseball diamonds, playgrounds and seasonal skating. MUST VIEW! Don’t miss out, book your private viewing today! Some listing photos feature virtual staging.

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