

271 Erin Meadow Close SE Calgary, Alberta

MLS # A2338160



\$560,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,665 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: 3 TV Brackets, Storage Shed,

Split level homes with this much space above grade don't come to market very often! Move-in ready & offering 1,665sqft of developed space above grade over 3 levels AND a walkout to grade 2nd entrance already in place! PLUS another 488sqft in the basement. Major recent updates include BRAND NEW FURNACE & A/C (2026), all Poly B plumbing removed with permit, new dishwasher & water softener (2024), new garage roof (2024), hot water tank (2019), & fresh paint (2023). Looking for an OVERSIZED & HEATED double garage? This home has it! Over 25'x23' with workbenches, a paved alley, AND RV PARKING! Being located on a corner lot also means extra street parking. Location is another huge win - situated on a quiet no-through street, just steps to a public school (K-6) & a central green space. East Calgary Twin Arenas is a 2-minute drive with easy access to transit, Stoney Trail, Deerfoot Trail, & the 52 St corridor. Inside find a vaulted living & dining room where a south-facing bay window floods the space with natural light all day. The kitchen is both functional & charming, with a sink tucked under the window, stainless appliances (water line straight to the fridge means cold drinks all year round), & tons of cabinet/counter space. There is plenty of room for a small table in the kitchen for casual meals, & a patio door leads straight out to the deck, ideal for BBQing & indoor/outdoor living. Upstairs find three good-sized bedrooms. The larger primary features a walk-in closet & 2-piece ensuite with its own window - a lovely touch of natural light in a space that often goes without. The two additional bedrooms are a great size & a full 4-piece bathroom completes this level. The lower level is what truly sets this home apart. A huge family room with full-sized windows is anchored by a cozy corner gas

fireplace. This level also includes a fourth bedroom & a half bath with laundry. The real standout feature is its own 2nd entrance at grade level, walking straight out to the backyard/garage. Whether you're looking at space for extended family, a private area for older kids or guests, a home office or exploring rental income potential, the separate entrance gives you options that a typical 4-level split simply doesn't offer. Below that, the basement is a genuine blank slate – image a home gym, a fifth bedroom, a home theatre - the possibilities are wide open. A crawl space adds incredible bonus storage that's tough to find in any home. The large corner lot is beautifully framed by mature trees providing shade & privacy. Entertain on the two-tiered deck or gather around a fire pit on the stone patio area. This is a rare combination of space, updates, flexibility, & location — excellent value in SE Calgary that won't last long!