

**32 Erin Mount Crescent SE
Calgary, Alberta****MLS # A2246132****\$490,000**

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,101 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Lawn, Pie Shaped Lot, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vinyl Windows, Wet Bar		

Inclusions: Gazebo, Shed and 2 X TV mounts

Nestled in a quiet semi cul-de-sac and neighbourhood, 32 Erin Mount Crescent is a charming, detached home with a huge pie shaped lot and lots of updates. New Roof in 2020, New Siding, New Concrete Sidewalks and New vinyl energy efficient windows on the main floor and bedrooms, New 18'17"x11'10" deck with composite deck boards, all installed in 2021. The deck comes with a New hardtop gazebo. New Fence in 2022. Step inside to discover a thoughtfully designed interior, offering about 1660. 61sq.ft of elegant above and below grade space. The main floor boasts a bright open plan with new vinyl energy efficient windows installed in 2021, formal dining area, convenient powder room, and cozy kitchen renovated in 2022 with new stainless-steel appliances and new glossy laminate flooring. Heard upstairs through the shiny glossy laminate stairs, where you will find the master bedroom, closet, and plush carpeting underfoot. There are 2 other good-sized bedrooms, and a 4-piece bathroom renovated in 2023 on this floor. The basement is developed and includes a large family/Recreation room renovated in 2022, with the addition of a wet bar, cabinets, laminate flooring and a feature wall. A very large utility room which serves as laundry room, and extra storage space completes this level. The backyard is one of the selling points of this property with its huge pie shaped lot and back lane double car park for easy access. A 18'17"x11'10" deck with composite deck boards and a hardtop gazebo installed in 2021. This beautiful home is nestled in the great community of Erin Woods with proximity to services such as schools, transit, Hospital, Fire Station, Police, and nearby amenities such as grocery stores, restaurants, Cafes, shopping, and parks. This home has it all. Book your showings today, and do not miss out on this beautiful home. tenant occupied, and

they may be home.