

756 Erin Woods Drive SE  
Calgary, Alberta

MLS # A2223958



**\$649,000**

<b>Division:</b>	Erin Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,903 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** None

Welcome to 756 Erin Woods Drive SE — The Largest Home in the Community! This spacious front garage home boasts over 2,500 sq. ft. of developed living space, making it the biggest house in Erin Woods! Designed for comfort and flexibility, it features 5 bedrooms, 3.5 bathrooms, and two basement suites — one legal and one illegal, each with its own private entrance. Step inside to soaring vaulted ceilings in the main floor living and kitchen area, creating an inviting, open-concept atmosphere. The kitchen has been beautifully updated with a complete facelift and now showcases high-end Samsung stainless steel appliances. You'll also appreciate the modernized lighting throughout the home, adding both style and warmth. Additional recent upgrades include new flooring, fresh interior paint, and a newer hot water tank. Whether you're a growing family, multi-generational household, or savvy investor, this home is packed with value and opportunity. Don't miss out on this one-of-a-kind property in Erin Woods!