

# \$624,900 - 172 Erin Meadow Green Se, Calgary

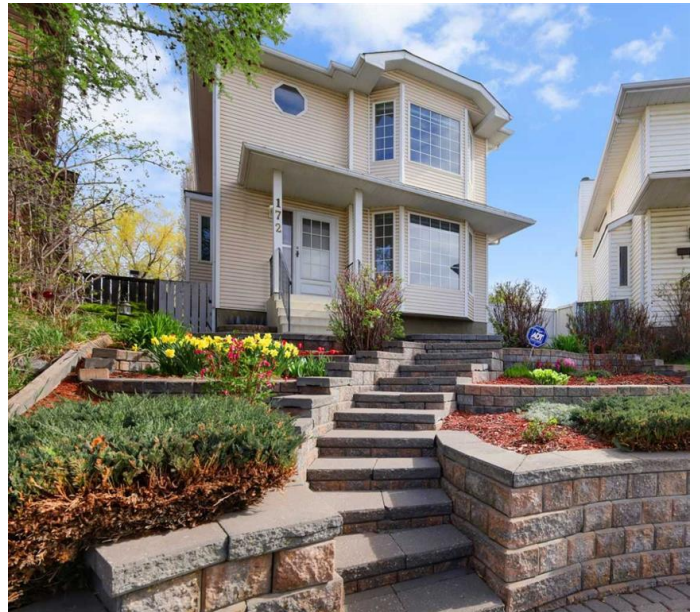
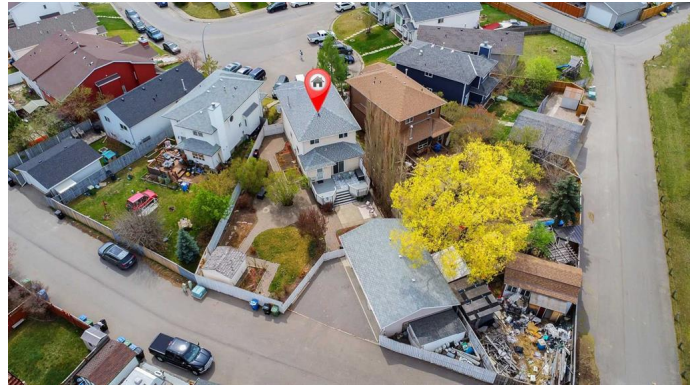
MLS® #A2217949

**\$624,900**

4 Bedroom, 3.00 Bathroom, 1,758 sqft  
Residential on 0.17 Acres

Erin Woods, Calgary, Alberta

\*\*\*OPEN HOUSE SUNDAY MAY 18th  
2-4pm\*\*\* Welcome to this beautifully maintained home , with triple garage and parking pad. Ideally suited for multi-generational and growing families, nestled on a quiet Cul de Sac and featuring exquisite curb appeal with a multi-tiered stone stairway, perennial gardens, blooming tulips, B-Hyve Irrigation and a charming front patio. The inviting front living room boasts a large picture window, flooding the space with natural light, with ample seating for all family members and guests alike, while the dedicated dining room offers a perfect setting for formal meals. The bright eat-in kitchen features classic white cabinetry, centre island, built-in hutch for extra storage, and stainless steel appliances including a Bosch dishwasher (2025), fridge (2020), electric stove, microwave, and hood fanâ€”ideal for cooking traditional or fusion dishes. The cozy family room, open to the kitchen, includes a gas fireplace and sliding doors to the backyard oasis, complete with a massive deck, stone patio, tulips, raspberry bushes, mature trees, several garden beds and a large storage shed. A unique oversized powder room off the back entry offers potential to add main-floor laundry or extra storage. Upstairs, find 4 generously sized bedrooms , 4 Piece bathroom, including a spacious primary with room for a king-sized set, seating area, updated 4-piece ensuite, and walk-in closet. The lower level is unspoiled and ready for your customization. The show-stopping triple



garage (22x35, built 2008) features engineered walls, truss system, insulated and drywalled interior, separate breaker box, and a wide paved laneâ€”ideal for RVs, work vehicles, or extended family parking. Major updates include Cambridge 50-year shingles (2012), hot water tank (2018), and numerous thoughtful upgrades. A rare opportunity with space, functionality, and charmâ€”perfect for Canadian families and newcomers seeking comfort and long-term value.

Built in 1993

**Essential Information**

MLS® #	A2217949
Price	\$624,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,758
Acres	0.17
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	172 Erin Meadow Green Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 3G5

**Amenities**

Parking Spaces	5
Parking	Triple Garage Detached

# of Garages 3

### Interior

Interior Features Ceiling Fan(s), Central Vacuum, Kitchen Island, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Full, Partially Finished

### Exterior

Exterior Features Garden, Private Yard, Storage

Lot Description Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Pie Shaped Lot, See Remarks, Street Lighting, Treed, Underground Sprinklers

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed May 8th, 2025

Days on Market 12

Zoning R-CG

### Listing Details

Listing Office RE/MAX First

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