

245 Elgin Meadows Park SE
Calgary, Alberta

MLS # A2215475



\$569,900

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,406 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows		

Inclusions: N/A

An incredible opportunity awaits in this beautiful fully developed home that features 4 bedrooms, 2.5 bathrooms and has been tastefully updated both inside and out! Located in the heart of McKenzie Towne, just steps from the amenities of High Street, this move-in ready home features nearly 2,000 square feet of developed space over 3 levels. The bright and sunny front great room has west-facing windows that allow natural light to pour through the space all day long. Hardwood flooring flows throughout the main level and into the recently updated kitchen complete with timeless white cabinets, granite countertops, subway tile backsplash and suite of newer Kitchen Aid appliances. The kitchen overlooks the expansive dining area and is complete with a central island for additional seating - making entertaining that much better! A side entrance to the backyard and a 2pc powder room complete the main level. The upper level has been incredibly well designed with a spacious primary suite complete with a large 4pc ensuite with soaker tub + walk-in shower as well as a walk-in closet. Two more bedrooms, one with a walk-in closet, and a full bathroom complete the second level and each bedroom is equipped with cellular shades that offer privacy during the day and blackout coverage at night. The developed basement is complete with vinyl plank flooring throughout and features a large rec room / tv space, a bedroom and ample storage as well as laundry. The bathroom rough-in is in place so adding a bathroom is much easier if desired. The exterior of the property is just as nicely finished with full fencing at both the front and back of the home, allowing you and your pet to capture sunshine from both the front and backyard. The private backyard has a large deck, built-in garden beds with mature shrubs and a concrete walkway on the side of the home

completes this clean property. The double detached garage with built-in bench will keep your vehicle and valuables safe all year long and the central air-conditioning (installed 2022) will keep you cool all summer! This move-in ready home has been well-cared for and is the ideal family home located just steps from all that McKenzie Towne has to offer including a natural park at the end of the street!