

217 Elgin Manor SE
Calgary, Alberta

MLS # A2185501



\$779,000

| | | | |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| Division: | McKenzie Towne | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,036 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached, Off Street, Parking Pad | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, | | |

| | | | |
|--------------------|--------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Stone, Vinyl Siding, Wood Frame | Zoning: | R-1N |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar | | |

Inclusions: N/A

Prepare to be enchanted by this stunning gem in the award-winning community of McKenzie Town. Experience the pride of ownership in this beautifully maintained fully finished 2,800 sq. ft. home, featuring 5 spacious bedrooms and 3.5 baths tailored for family living. Entertain in style with a welcoming living room adorned with a cozy gas mantle fireplace, complemented by a versatile main floor den perfect for your in home office or a creative space. The exquisite kitchen boasts quartz countertops, stainless steel appliances, and a generous dining area that opens up to the bright living area, along with convenient main floor laundry. Venture upstairs to discover a bonus room alongside two generous bedrooms and a luxurious primary suite featuring a lovely ensuite with a separate jetted tub and shower. The fully developed lower level provides an ideal retreat with a cozy family room, two sizeable bedrooms, a 3-piece bath, and a cold room perfect for your wine collection or storage. Enjoy the convenience of a double detached garage and unwind on your large deck overlooking the beautifully landscaped and fully fenced yard or sip your morning coffee on the front porch as the sun rises. This home is the perfect sanctuary for a growing family, with ample space for entertaining guests and creating lasting memories!