

18 Elgin Meadows Road SE
Calgary, Alberta

MLS # A2207617



\$685,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,928 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: NA

Welcome home to this immaculate two-storey residence boasting over 1,900 sq.ft. in the highly sought-after community of Elgin in McKenzie Towne. Step onto the charming front porch into a beautifully designed space featuring 9-foot ceilings and pristine hardwood floors flowing throughout the main level. At the front, you'll find a spacious office filled with natural light, ideal for working from home. The main floor showcases an inviting open layout with a generously sized dining area perfect for family gatherings and entertaining friends. Relax in the expansive great room beside the cozy gas fireplace, seamlessly connected to a stunning maple kitchen equipped with stainless steel appliances, a pantry, and a convenient eat-up island bar. The sunny breakfast nook overlooks the backyard, offering a perfect spot for casual meals. Step outside to your southwest-facing, low-maintenance backyard, complete with a newly constructed large cedar deck and an attractive decorative concrete patio (24 x 13.2), all enclosed by new fencing and designed for zero landscaping upkeep. The upper level offers an impressive primary bedroom featuring a ceiling fan, spacious walk-in closet, and a luxurious spa-inspired ensuite complete with a relaxing soaker tub and walk-in tiled shower. You'll appreciate the convenience of the upper-level laundry room. Two additional generously sized bedrooms and a well-appointed 4-piece bathroom round out the upstairs. The thoughtfully designed lower level, with large windows and rough-ins for a future 3-piece bathroom, awaits your personal touch. Additional comforts include newly installed air conditioning and an oversized 24x24 garage offering ample space for parking and a workshop. Perfectly situated on a tranquil street, you'll enjoy being within walking distance to the pond, extensive pathway system, schools, shopping, and all

the fantastic amenities McKenzie Towne has to offer. Experience the small-town charm—live local, shop local, and fall in love with your new home and community!