



GRASSROOTS
REALTY GROUP

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87 Elgin Drive SE
Calgary, Alberta

MLS # A2213944



\$724,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,731 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, French Door, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Hot Tub, All Light Fixtures, Air Conditioning , Solar Panels

Nestled on a picturesque, quiet tree-lined street in the heart of McKenzie Towne, this exquisite residence blends timeless charm with modern sophistication. With its freshly painted front stucco, new front door, newer roof, and the brilliance of Gemstone LED soffit lighting, the curb appeal is nothing short of striking. A \$65,000, 26-panel solar system installed in 2024 complements the home's commitment to efficiency and sustainability, while upgraded attic insulation (R50 loose fill) and air duct sealing further enhance year-round comfort (2024). The welcoming main floor offers a dedicated office—perfect for today's professional lifestyle—alongside richly upgraded luxury vinyl plank flooring that flows seamlessly into the open-concept kitchen and living area. Here, you'll find warm, elegant tones paired with energy-efficient triple-pane windows that bathe the space in natural light and offer views of the west-facing backyard. The heart of the home, the kitchen, is designed for both entertaining and everyday luxury. Thoughtfully updated with modern cabinetry and a spacious layout, it opens effortlessly to the cozy yet sophisticated living room anchored by a tasteful fireplace. Upstairs, three serene bedrooms await, all featuring brand-new plush carpeting for a soft, restful ambiance. The main bathroom has been thoughtfully updated, creating a spa-inspired retreat that continues the home's blend of comfort and elevated design. Triple-pane windows on all levels not only reduce energy costs but also elevate the aesthetic with new casings and a flawless finish. Completing the home is a fully finished basement that offers versatility and elegance in equal measure. Whether you're hosting guests, enjoying a movie night, or setting up a home gym in the dedicated workout room—with updated

laminare flooring—the space is both functional and refined. The basement is fully equipped with an eagerness window for a future 4th bedroom. An updated high-efficiency furnace (2020), hot water tank (2020), and central air conditioning ensure year-round comfort, while every detail speaks to pride of ownership and thoughtful investment. Step into the incredible west-facing backyard, perfect for soaking up the afternoon sun and enjoying peaceful evenings. This outdoor oasis features a spacious deck ideal for entertaining or relaxing, and it comes complete with a Softub spa—perfect for unwinding after a long day. Whether hosting summer barbecues or enjoying quiet moments under the stars, this backyard offers the perfect blend of comfort and privacy. This is more than a home, its a lifestyle of quiet luxury in a community built with charm and character.