



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

47 Elgin Terrace SE
Calgary, Alberta

MLS # A2228773



\$664,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,028 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Lawn, Low Maintenance Landscape, Se		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Manufactured Floor Joist, See Remarks, Silent Floor Joists, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		
Inclusions:	N/A		

Looking for the perfect place for your family to call home? This beautiful and well-kept Cardel home, shows pride of ownership throughout. Highlights of this home include 2220+ sq ft of living space, neutral color palette, main floor den/flex room, open floor plan w/ handscraped maple hardwood floor and tile throughout, spacious kitchen boasting maple cabinetry, unique tile backsplash, granite countertops, s/s appliances, raised eating bar, corner pantry w/ decorative glass door, main floor laundry room, corner gas fireplace w/ tile surround and A/C. Upstairs includes large bonus room with balcony, 3 generous sized bedrooms, with master featuring 5 pc ensuite (corner soaker tub AND walk in shower) and walk-in closet. Backyard is fabulous, with mature landscaping, large patio and double detached garage. No pet/no smoking home. First time offered on the market! Homes like this don't come around very often - call to book your showing today!