



GRASSROOTS
REALTY GROUP

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119 Elgin Meadows Way SE
Calgary, Alberta

MLS # A2232454



\$669,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,051 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Pri		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This beautifully maintained home in the heart of McKenzie Towne combines quality craftsmanship with everyday functionality. Situated on a 3,900 sq. ft. lot with a sunny southwest-facing backyard, the home offers over 2,000 sq. ft. of developed living space, featuring 3 bedrooms, 2.5 bathrooms, two living areas, a main-floor office, and modern updates throughout. Beautiful hardwood flooring runs through the main living area, while large front and rear windows fill the space with natural light. The open-concept layout connects the kitchen, dining, and living areas are perfect for entertaining or keeping an eye on young kids. The timeless kitchen has been recently updated with a subway tile backsplash and includes maple shaker cabinets, granite countertops, stainless steel appliances, a large island, and a corner pantry for extra storage. The spacious living room overlooks the backyard and features a gas fireplace with a tile surround. A versatile office/den, 2-piece powder room, laundry area, and rear mudroom complete the main level, providing functionality and convenience. The upper level offers 3 generously sized bedrooms and a large bonus room with direct access to a private front balcony. The expansive primary suite (14' x 14') features a recently updated 4-piece ensuite with an oversized vanity, walk-in tile shower with 10mm glass, a soaker tub, and a large walk-in closet. 2 additional bedrooms, a full bathroom, and added storage complete the upper floor. The undeveloped basement is a blank canvas with ample space for a future recreation room, fourth bedroom, and rough-in plumbing for an additional bathroom, providing both function and flexibility for future development. Outside, the southwest-facing backyard is ideal for families and entertainers, offering generous green space, mature trees for privacy, and a large deck with a gazebo, perfect for barbecues.

or relaxing summer evenings. If the summer heat is too much, cool down inside with central air conditioning. Pride of ownership is evident throughout, with numerous updates including recent paint and modern lighting. Located in sought-after McKenzie Towne, this move-in-ready home offers access to parks, schools, and nearby amenities, delivering exceptional value in one of Calgary's most desirable communities.