



GRASSROOTS
REALTY GROUP

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5 Elgin Meadows View SE Calgary, Alberta

MLS # A2237112



\$500,000

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,135 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot, Garden, Landscaped, Lawn		

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, Closet Organizers, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Living Room Cabinet, Cat Condo

A Master gardener lives here!! You'll love this low maintenance, stunning yard! Welcome to this bright & open semi-detached home, perfectly situated on a corner lot in desirable McKenzie Towne. Featuring gleaming hardwood floors throughout the main level, the spacious island kitchen is equipped with maple cabinetry, a raised eating bar, stainless steel appliances (2023), & ample counter space - ideal for everyday living & entertaining. The main floor also offers a cozy living room with large windows that fill the space with natural light & a gas fireplace for added warmth & ambiance. Upstairs, you'll find a double master layout - two generously sized bedrooms, each with walk-in closets & their own full ensuites, offering comfort & privacy for all. The unfinished basement offers incredible potential with roughed-in plumbing for a bathroom & a functional layout suited for a future bedroom, family room, & additional storage. Laundry is conveniently located downstairs. Enjoy the beautifully landscaped yard with two mature apple trees, a durable composite deck- perfect for relaxing or hosting guests & a double detached garage for secure parking and storage. Recent updates include: kitchen appliances (2023), exterior paint (2022), shingles (2023), carpet (2023/2024), powder room vanity, two ceiling fans, some light fixtures, kitchen sink & taps. This well-maintained home offers charm, functionality, & exceptional value in a vibrant, family-friendly community. Just steps to walking paths, ponds, shopping, restaurants & easy access out to major routes. You'll love living here!!!