



GRASSROOTS
REALTY GROUP

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249 Elgin Meadows Park SE
Calgary, Alberta

MLS # A2239345



\$545,000

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,404 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: None

Welcome to this beautiful family home nestled on a quiet street in the highly desirable community of McKenzie Towne. This well-maintained 3-bedroom, 2.5-bathroom home offers an ideal blend of comfort, functionality, and style. The thoughtfully designed layout features rich hardwood flooring on Main floor, stainless steel appliances, a spacious kitchen island, and elegant granite countertops in the kitchen. Contemporary colors and modern finishes throughout create a warm and inviting atmosphere. The open-concept main floor includes a bright and spacious living room, a generous dining area, and a well-appointed kitchen complete with a pantry. A convenient 2-piece washroom and a rear entrance complete the main level. Upstairs, you'll find a spacious primary bedroom with a private 3-piece ensuite, along with two additional well-sized bedrooms and a full 4-piece bathroom. The exterior boasts a huge back yard, ideal for outdoor enjoyment. Additional highlights include a paved back alley and an unfinished basement, offering great potential for future development. Ideally located close to schools, shopping, public transit, South Health Campus, and with easy access to Stoney Trail and Deerfoot Trail — this location truly offers unbeatable convenience. Don't miss out — book your showing today and make this move-in ready home yours!