



GRASSROOTS
REALTY GROUP

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225 Elgin Meadows Park SE
Calgary, Alberta

MLS # A2246382



\$524,000

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,420 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Other, See Remarks, Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Welcome to this modern and spacious home in the heart of McKenzie Town. This charming duplex home is nestled in a family friendly neighborhood, quiet and peaceful for a growing family. Boasting over 1400sqft of living space with an open concept, this property is a rare find in such neighborhood. It features 3 bedrooms, 2 full bathrooms, 2 half bath and a finished basement for entertaining or relaxing with family. The kitchen is complete with sleek stainless steel appliances, ample cabinetry and a large island for meal prep or casual dining. The cozy living room is spacious and bright with lots of natural lighting. Upstairs, you will find generously sized bedrooms including a big master bedroom with a walk-in closet and an ensuite bath for ultimate convenience. The finished basement provides additional space whether you are looking for a home office, media room or play area for kids. Outside you get a well kept beautiful backyard with no neighbors at the back offering complete privacy, which is an ultimate dream these days. Located in a prime spot in McKenzie town, this home is just a short stroll from a peaceful pond, offering a retreat right in your neighborhood. Easy access to Stoney Trail, Deerfoot, top rated schools and plenty of shopping centers providing all the basic amenities. All in all it offers a downtown vibe and is a perfect blend of peaceful and a close to city life. Book your personal showing to make this dreamy home yours.