



**GRASSROOTS**  
REALTY GROUP

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**14 Elgin Meadows Way SE**  
**Calgary, Alberta**

**MLS # A2246572**



**\$595,000**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | McKenzie Towne                        |               |                   |
| <b>Type:</b>     | Residential/House                     |               |                   |
| <b>Style:</b>    | 2 Storey                              |               |                   |
| <b>Size:</b>     | 1,512 sq.ft.                          | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 3                                     | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                             |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Rectangular Lot |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting |                   |     |

**Inclusions:** None

**\*\*OPEN HOUSE: SUN OCT 5th 3-5pm\*\*** Welcome to this charming two-story family home with a brand new roof, boasting exceptional curb appeal and a sunny west-facing exposure in the popular community of McKenzie Towne. Ideally located near schools and shopping, this residence is perfect for families seeking convenience and comfort. As you enter, you'll be greeted by an open concept floor plan that features soaring 9-foot ceilings and an abundance of natural light from large windows. The inviting family room is a highlight, complete with a stylish gas fireplace framed by elegant tile, creating a cozy gathering space. The kitchen, designed for both functionality and style, offers ample light wood cabinetry, a spacious center island with a dual sink, and a walk-in pantry for all your storage needs. The adjoining breakfast nook is ideal for family meals, with garden doors that lead seamlessly to the rear deck, perfect for outdoor dining and relaxation. On the main floor, you'll also find a spacious den, which can serve as a home office or playroom, along with a convenient 2-piece bathroom. Upstairs, the master bedroom features a private 4-piece ensuite and a generous walk-in closet, providing a tranquil retreat. Two additional well-sized bedrooms and another 4-piece bathroom complete the upper level, ensuring plenty of space for family members or guests. The backyard is a true oasis for entertaining, featuring a large deck that's fully fenced for privacy and safety. Additionally, the generously sized detached double garage is insulated and drywalled, equipped with a gas connection and 220-volt wiring, offering versatility for various projects. This home offers the perfect blend of style, comfort, and functionality, making it an ideal choice for families. Book your viewing today!

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