



GRASSROOTS
REALTY GROUP

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210 Elgin View SE
Calgary, Alberta

MLS # A2247271



\$739,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,690 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows		

Inclusions: Drapery rods, attached window coverings, attached lighting, 3x TV mounts.

MECHANICS DREAM GARAGE MEASURES 28' X 26' WITH A 14 FOOT CEILING AND LIFT. TOTALLY KITTED OUT. Must see to believe. GORGEOUS HOME LOADED WITH UPGRADES. 4 beds, 3.5 baths, fully finished basement. Soaring ceilings on the main floor makes the space to feel open and bright- Southeast and West light pours through. Expansive living room with lovely gas fireplace and built ins. Kitchen has plenty of storage space, gleaming granite counters and a convenient island. Huge window facing the yard makes it ideal for watching kids play while you work. Mud room at the back door is ideal for dogs and jackets. Upstairs you can enjoy the wonderful bonus room, with sunshine patio- put some chairs out for your morning cuppa! Primary bedroom is massive and connects to a 5 pc ensuite bath. 2 extra kids rooms on this level are a good size. Basement is fully developed with a brand new permitted bathroom, 4th bedroom and large rec room. CENTRAL AC (2016). Low maintenance backyard with AWESOME DECK, PERGOLA AND STAMPED CONCRETE is ideal for entertaining. CUSTOM GARAGE BUILD MEASURES 28'X26', 14' HIGH AT THE PEAK, HAS A LIFT (NEGOTIABLE) AND A HEATER. 6" thick high psi concrete with reinforced steel, roughed in second overhead door with lintel. This is an ideal workshop for the serious car enthusiast. \$120,000+ to build (2017), fully permitted. This home is located near schools, transit and highways. Playgrounds, shopping and lifestyle. McKenzie Towne boasts water pathways and ponds. Spend your time inside or out, but come home to your own private oasis.