



GRASSROOTS
REALTY GROUP

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23 Elgin Estates Hill SE
Calgary, Alberta

MLS # A2250239



\$1,050,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,680 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: na

Welcome to Elgin Estates, where family life feels a little bigger, brighter, and better lived. This isn't just a house, it's the backdrop for the stories you'll tell for years. Think summer evenings with the smell of BBQ drifting from the upper deck while kids and pets turn the oversized backyard into their personal stadium. Beyond the fence, a gentle hill waits — perfect for winter sled runs followed by hot chocolate refills and rosy cheeks. From sunrise coffees to sunset toasts, your patios frame every season perfectly. Inside, there's room for everyone (and then some) with over 3,600 sq. ft. of finished space. The main floor is made for gathering, an open kitchen and great room anchored by a cozy fireplace where family dinners stretch long and holiday mornings feel timeless. Upstairs, the primary suite is your private retreat, complete with vaulted ceilings, a spa-inspired bath, walk-in closet, and laundry exactly where it should be, upstairs. The walkout basement writes its own chapter, Friday movie marathons, Saturday game nights, or friends gathered at the wet bar before stepping outside. Out back you'll find a private putting green, shaded awnings, BBQ hookups on both levels, and a hot tub rough-in already wired for when you're ready to upgrade from "cozy evening" to "spa night." And of course, the little things are taken care of: central A/C, irrigation, dual furnaces and hot water tanks, an oversized garage with EV plug, and Magic LED roof lights that let you outshine your neighbours at Christmas, literally. But what makes this home truly special is what surrounds it. You're a quick walk to playgrounds and parks, minutes from local caf  s, restaurants, and just down the road from South Trail Crossing with every store and service you'll ever need. Schools are close,

commutes are simple, and life here just feels… easy. This isn’t just where you live. This is where life happens.