



GRASSROOTS
REALTY GROUP

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203 Elgin Rise SE
Calgary, Alberta

MLS # A2250244



\$700,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,030 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SUNDAY AUG 31, 11:00am-1:00pm ***INCREDIBLE UPDATED PRICE*** Welcome to Elgin Park! A FULLY-FINISHED home for a growing family awaits with 4 bedrooms up, a 5th below, and an OVERSIZED double car garage with CENTRAL A/C! Located on a cozy street brimming with life this beautiful property has everything you've been looking for with its over 2900 sq/ft of developed living space! Featuring a layout unlike the rest, the main floor begins with a separate living room (aka bonus room) at the front of the home separated from the rest of the floor. Usually 4 bedroom homes are lacking this coveted space but not here! Moving along, a more traditional layout is presented; A stylish kitchen featuring crisp white quartz countertops contrasted with rich wood cabinets, a central island with sink and room for 2 to sit, side coffee station, and a separate pantry to keep everything tucked away. Next to it, a spacious living room complete with fireplace, then a dedicated dining room extends towards the backyard and offers a full view thanks to its massive picture window. Take a step outside and you'll find a HUGE DECK spanning the back side of the home, while still offering enough yard to play in that wonderful green grass. Back inside, the main floor is finished with a laundry room and a 2-pc bathroom. Head upstairs and find the primary bedroom that overlooks the back yard and offering enough room for a king size bed. Its 4 pc ensuite has just been RENOVATED and features a separate JETTED corner soaker bathtub, enclosed toilet/water closet, and a walk-in closet. At the other end of this upper floor a second large bedroom is found, also large enough for a king size bed, this time overlooking the front of the home and featuring its own BALCONY - a unique feature rarely found. This bedroom would be ideal for an adolescent, adult or even used

as a flex place/office/bonus room. Two more bedrooms complete this level along with a shared 4-pc bathroom. The fully finished basement doesn't disappoint offering not only a huge rec room/games area with INCLUDED Projector & Screen, but also a perfect space for WET-BAR (a rough-in for a sink is located on the south wall), a 5TH BEDROOM and another FULL BATHROOM. Finally, the recently built garage is the perfect compliment to the property. This OVERSIZED DOUBLE not only fits full sized vehicles with room to spare but has been finished with composite siding ensuring long lasting weather resistance for many years to come! RECENT PROPERTY MAINTENANCE INCLUDES: New Roof 2021, New Furnace 2024, New Hot Water Tank 2025. Only 4 houses away, be sure to visit DRAGON PARK with your kids, a playground with field that's always full of neighbourhood kids playing, and couple blocks to the north the pathways around Elgin's lake offer a relaxing water's edge stroll before giving way to the many shops/stores of McKenzie Town Square. We can't wait for you to see what could be your new home!