



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

470 Elgin Way SE
Calgary, Alberta

MLS # A2251532



\$640,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,664 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained detached home located in the heart of McKenzie Towne one of Calgary's most sought after family friendly communities! This residence features an exceptional main floor layout that effortlessly combines function and style. Step inside to a bright and inviting living room with a cozy gas fireplace, perfect for relaxing or entertaining guests. The adjacent dining area offers ample space for family dinners and gatherings, while the well appointed kitchen boasts plenty of cabinetry, counter space, and a convenient layout for everyday living. You'll also love the added bonus of main floor laundry, making daily chores a breeze. Upstairs, you'll find a spacious primary bedroom complete with a private ensuite, plus two generously sized guest bedrooms and a full 4 piece bathroom ideal for a growing family or home office needs. The fully finished basement expands your living space with a large recreation room, an additional bedroom, and another full 4 piece bathroom perfect for larger family sizes or additional guests. Step outside onto the back deck, where you can enjoy summer BBQs or morning coffee while overlooking your beautifully landscaped backyard. The home also features a double detached garage, offering plenty of storage and parking space. Located on a quiet street with easy access to parks, schools, shopping, and public transit, this home offers unbeatable value in a vibrant, walkable neighborhood. Don't miss your chance to own this wonderful home in McKenzie Towne!