



**GRASSROOTS**  
REALTY GROUP

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

**221 Elgin Meadows Park SE**  
**Calgary, Alberta**

**MLS # A2256554**



**\$535,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,406 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Granite Counters, Open Floorplan, Pantry, Storage, Vinyl Windows		

**Inclusions:** N/A

Beautiful attached home in the desirable community of McKenzie Towne, that has been recently refreshed! It features an open concept main floor, spacious living room with hardwood flooring and gas fireplace with built-in entertainment area. The upgraded kitchen features Granite counter tops, large island, corner pantry, separate side entrance with ceramic tile and 2 piece washroom. Upstairs features 3 bedrooms, a 4 piece main bath and 4 piece ensuite with separate soaker tub and shower. The basement is a blank canvas, with a bathroom rough in. Close to shopping, schools, parks, and highway access this home is a must see!