



GRASSROOTS
REALTY GROUP

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

169 Elgin Manor SE
Calgary, Alberta

MLS # A2263421



\$650,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,043 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Wired for Sound		
Inclusions:	Hot Tub		

Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom home located on a quiet street in McKenzie Towne. The main floor features hardwood flooring, a cozy wood burning fireplace, and a bright, functional layout that flows seamlessly through the living and dining spaces. Upstairs, you'll find a spacious bonus room with a charming Juliette balcony, along with the primary suite that offers a relaxing retreat complete with a corner soaker tub, walk-in shower, and generous walk-in closet. The fully finished basement includes durable LVP flooring and soft to touch carpet with a raised subfloor system, in-floor heating in the guest ensuite bathroom, and a stand out media room, wired for surround sound plus a spacious gym area with rubber floor matting. Outside, enjoy a completely low-maintenance backyard with composite decking, a built-in hot tub, astro turf, and professional landscaping, all enclosed by a new fence. The 24x26 ft parking pad is ready for a future garage, offering added convenience and value. Major updates include furnace (2022), air conditioning (2022), and hot water tank in 2017, Fresh paint on the main and 2nd floor. This beautiful home is move-in ready and available for immediate possession—get settled before Christmas!