



GRASSROOTS
REALTY GROUP

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211 Elgin Meadows Gardens SE
Calgary, Alberta

MLS # A2268888



\$475,000

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,140 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Bathroom Rough-in, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Welcome to your first home! Nestled in the mature community of MacKenzie Towne, this wonderful starter home has been renovated and ready for you to start your family life. With a completely renovated kitchen including quartz countertops, newer Samsung appliances, new flooring and lighting, this home will get you excited from the boring cookie cutter homes that are in the area. Upstairs you will find the two PRIMARY BEDROOMS which are ideal for having 2 good bedrooms rather than 3 small ones. Both bedrooms have had their ENSUITES renovated complete with quartz countertops, new toilets and flooring. Downstairs you will find a bright, well illuminated and modern recreation room. This floor also has an area to work from home, another 4 PIECE BATHROOM (when the in-laws come to stay) and the laundry room. Close to shopping, schools and everything that the Towne has to offer, why not see this home today before it's gone. Call your REALTOR or come by the Open House on the weekend.