



**GRASSROOTS**  
REALTY GROUP

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**39 Elgin Estates Green SE**  
**Calgary, Alberta**

**MLS # A2279525**



**\$949,900**

|                  |                                                                              |               |                   |
|------------------|------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | McKenzie Towne                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                            |               |                   |
| <b>Style:</b>    | 2 Storey                                                                     |               |                   |
| <b>Size:</b>     | 2,640 sq.ft.                                                                 | <b>Age:</b>   | 2010 (16 yrs old) |
| <b>Beds:</b>     | 3                                                                            | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Faces Front, On Street              |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                                    |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Interior Lot, Lawn, No Neighbours Behind, Rectangular |               |                   |

|                    |                                 |                   |     |
|--------------------|---------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                      | <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                            | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -   |

**Features:** Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Wired for Sound

**Inclusions:** N/A

Stunning Estate Home | 2,640 SqFt | Expansive Living Space | Main Level Flex Room | Open Concept Floor Plan | Chef's Kitchen | Knotty Alder Cabinets | Hidden Range Hood | Built-in Brand New Stainless Steel Appliances | Gas Cooktop | Grandiose Kitchen Island | Walk-Through Pantry to Mud Room | L5 Hand Scraped American Walnut Hardwood Flooring | Recessed Lighting | Large Windows with Ample Natural Light | Wired for Sound | Gas Fireplace | 3 Upper Bedrooms | Bonus Room with French Doors | Upper Level Home Office, Print Room & Laundry | Unfinished Basement | Grand Back Deck | Fully Fenced Backyard | Great Lawn | Front Porch | Double Attached Garage & Driveway | Incredible Location Near Inverness Pond! Welcome home to your stunning 2-storey family estate home boasting 2,640 SqFt throughout the main & upper levels with an additional 1,106 SqFt in the unfinished basement. Step inside the front door to a foyer with wide halls & high ceilings introducing you to the vast size of this home. On the left is a plush multi-use front with frosted French doors great for day seating, a kids play room or overnight guests! To the right is your hall closet storage, 2pc bath, mud room & walk-through pantry that connects to the kitchen. The open concept floor plan makes this the perfect home to entertain friends & family. The immaculate chef's kitchen is outfitted with full height Knotty Alder cabinetry, brand new stainless steel appliances - a Frigidaire gas cooktop & double oven, LG smart refrigerator & a Panasonic microwave built into the kitchen island. The island is great for small meals & socializing while you cook as it has great barstool seating space. The dining room is spacious ready for a large table & is full of bright natural light beaming in through the SE facing windows. The door off the dining room leads to your rear deck where you can enjoy BBQs

in the warm summer months! The living room is centred with a gas fireplace adding both comfort & sophistication to this space. Upstairs holds 3 bedrooms, 2 bathrooms, a bonus room, home office & laundry. The primary bedroom is a personal oasis with views of the backyard & greenspace across the way. The primary is paired with a 5pc ensuite with a double vanity, deep soaking tub & walk-in shower. This leads to your walk-in closet which has a cheater door to the laundry room. Bedrooms 2 & 3 are both a great size & these share the main 4pc bath with a tub/shower combo. The bonus room is a great space to unwind with the family at the end of the day but with frosted French doors, this could easily be used as a space for overnight guests. The home office is a great addition to the home if you have a hybrid work style or can be used as a homework station for the kids! Downstairs, the unfinished basement provides you with a space that you can customize to your family's needs. Mckenzie Towne is loaded with amenities, schools, walking/bike trails & more! Hurry and book your showing at this beautiful family home today!