



**GRASSROOTS**  
REALTY GROUP

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

**52 Elgin Estates View SE**  
**Calgary, Alberta**

**MLS # A2282442**



**\$1,399,900**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | McKenzie Towne                                                            |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 3,044 sq.ft.                                                              | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Aggregate, Driveway, Front Drive, Garage Door Opener, Garage Faces Front  |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, L |               |                   |

|                    |                        |                   |     |
|--------------------|------------------------|-------------------|-----|
| <b>Heating:</b>    | Central                | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Stucco          | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete        | <b>Utilities:</b> | -   |

**Features:** Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** outside tv, wet bar fridge, hot tub

Located in the Estate section of McKenzie Towne on a quiet street with a picturesque pond as your backdrop, this custom-built home features four bedrooms and four bathrooms across nearly 4,400 sq. ft. of developed living space. Arriving at 52 Elgin Estates View, you will be impressed by the stunning curb appeal, Gemstone lighting, and an oversized, heated triple-car garage with epoxy floors. Inside, the formal foyer leads to a generous main-floor office with French doors. The stunning white kitchen is equipped with quartz countertops, a six-burner gas range, stainless steel Bosch appliances, and a walk-through pantry. Adjacent to the kitchen is a spacious living room with a gas fireplace and a large dining area. The back of the home is flooded with natural light through expansive windows, offering access to a vinyl deck with beautiful east-facing views of the pond. The main floor is completed by a large mudroom with direct garage access and a powder room with granite countertops. Upstairs, you will find a bonus room, two secondary bedrooms, and a five-piece bathroom. The primary bedroom offers impressive proportions and additional pond views. The primary ensuite serves as a perfect retreat with a double vanity with granite countertops, a large tub, and a spacious standalone shower. A large walk-in closet provides direct access to the laundry room, which is also accessible from the hallway. The walkout basement is an entertainer's dream, featuring a wet bar, a large entertainment space for movie nights or sports, and room for a pool table. This level also includes a fourth bedroom, a four-piece bathroom, and additional storage. Outside, the ground-floor covered patio features stamped concrete and an automatic bug screen for summer comfort. The professionally landscaped backyard includes an in-ground sprinkler system and direct access to walking

paths around the pond. Additional features include dual-zone furnaces, two AC units, new hot water tank (2025), Gemstone lighting and Hunter Douglas blinds. This property is located on a quiet street and is just steps from a large soccer field, all the shopping and amenities one could need and easy access to major road ways all while being nestled on a quiet pond.