



GRASSROOTS
REALTY GROUP

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65 Elgin Meadows Circle SE
Calgary, Alberta

MLS # A2283506



\$699,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,049 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Insulated, Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s), Wired for Sound		
Inclusions:	Living room TV & Mount, Built-in Surround Sound System & Onkyo Amplifier located in living room.		

Welcome home to this beautiful, move in ready property that showcases true pride of ownership from the moment you step inside. Situated on a large lot in the desirable community of McKenzie Towne, you will be immediately impressed by the high ceilings, hardwood floors, and large oversized windows throughout. The main floor offers a seamless blend of style and everyday functionality, featuring a spacious family room with a floor to ceiling stone gas fireplace and built in surround sound system. The heart of the home is the stunning open concept kitchen, living, and dining areas. The kitchen is complete with stainless steel appliances, upgraded cabinetry, a large corner pantry, beautiful granite countertops, and a generous island, while the dining nook provides direct access to the back deck and yard. A versatile front flex room with large windows offers the perfect space for a home office, sitting area, or additional living space. A conveniently located laundry area and a 2-piece bath complete this level. The upper level opens to a gorgeous bonus room with large windows and access to the upper deck, a 4-piece bath and 3 good size bedrooms. The primary bedroom is spacious enough for your king-size bed, has a walk-in closet, full 5-piece ensuite with a large soaker tub and separate shower. The lower level is partially developed, with one half fully finished as a massive family/bedroom/games area. The other half is unfinished but offers lots of storage space and the opportunity to add a fourth bedroom and bathroom with the rough-in already in place. Parking is never a problem with a double detached garage with alley access, plus additional parking space for an RV and/or extra vehicles. This home is conveniently located near green spaces, schools, shopping, amenities, and restaurants in McKenzie Towne and surrounding communities, including

Mahogany and Auburn Bay. A special home in a great community, don't miss the chance to own it, book your private showing today!