



**69 Elkton Way SW
Calgary, Alberta**

MLS # A2284817



\$994,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,290 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Mid Efficiency, Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Double Vanity, High Ceilings, Kitchen Island, Pantry

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

Inclusions: none

Welcome to this well-maintained 4+1 bedroom, 3.5 bathroom family home with an insulated, heated triple attached garage, ideally situated on a quiet street in one of Calgary's most desirable neighborhoods. The main floor is thoughtfully designed for family living, featuring formal living and dining rooms, an office den, and a convenient laundry/mud room. The kitchen offers maple cabinetry, granite countertops, and an island, opening to a family room with a gas fireplace perfect for everyday life and gatherings. Upstairs, you'll find four bedrooms, including a spacious primary suite with a 5-piece jetted ensuite, plus an additional 4-piece bathroom. The fully finished basement offers even more family space, with a fifth bedroom, hobby or exercise room, a 4-piece bathroom, and a recreation/media area with a wet bar, ideal for movie nights or playtime. Additional features include air conditioning and underground sprinklers for easy summer living. Conveniently located just 15 minutes from downtown and close to schools, shopping, recreation, and everyday amenities. Don't miss the chance to make this wonderful family home yours!