



**67 Elgin Meadows Park SE**  
**Calgary, Alberta**

**MLS # A2292112**

**\$514,900**



<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,444 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Gravel Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*\*OPEN HOUSE SUNDAY MARCH 15 FROM 2-4 PM\*\*** Where little explorers grow up. Perfectly positioned beside a beautiful treed forest park, this charming family home offers the rare opportunity to live where childhood adventures begin just steps from your door. One of the larger homes of this style, it provides generous living space designed for comfortable family life. Imagine kids heading out to explore winding paths, build forts in the trees and come home at sunset with stories from the day's adventure. Inside, rich dark hardwood flooring flows throughout the main level creating a warm and welcoming space for everyday family life. The bright front living room is filled with natural light and offers the perfect place to relax, gather with friends or curl up with a good book. The kitchen is both stylish and functional featuring espresso cabinetry beautifully paired with white granite countertops, stainless steel appliances and a convenient corner pantry. A window overlooking the backyard allows you to keep an eye on the kids while dinner is underway. The spacious dining area opens through sliding glass doors to the west facing backyard creating a seamless connection for indoor outdoor living and summer barbecues. A convenient two piece powder room and side entrance complete the main level. Upstairs you will find three bedrooms including a spacious primary retreat with walk in closet and a gorgeous four piece ensuite featuring a relaxing soaker tub and separate shower. Two additional bedrooms are perfect for children, guests or a home office and share the four piece main bathroom. The unfinished basement offers incredible future potential with two egress windows and a bathroom rough in providing many options to expand your living space as your family grows. Outside the west facing backyard offers plenty of room for kids and pets to play along with

a deck to enjoy the warm west summer sunshine. Beyond the back gate you will find a spacious gravel parking pad with room for two vehicles and the opportunity to build your future garage. Located in the heart of McKenzie Towne close to schools, playgrounds, parks, shops, restaurants and everyday amenities with easy access to Deerfoot Trail, Stoney Trail and 52 Street making commuting anywhere in the city simple. A wonderful home where nature is your neighbour and family memories are waiting to be made.