



**71 Elgin Estates Hill SE  
Calgary, Alberta**

**MLS # A2292729**

**\$1,225,000**



<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,804 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated, Oversized		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lands		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** Storage shed

Executive WALKOUT BUNGALOW on a private OVERSIZED LOT in a park-like setting. Located in Elgin Estates BACKING ONTO WALKING PATHS with serene POND VIEWS. This beautifully maintained home features 10' CEILINGS, CUSTOM DOORS & TRIM, with built-in CEILING SPEAKERS throughout. The MAIN FLOOR includes a stunning OFFICE with glass French doors, a spacious living room anchored by a GAS FIREPLACE with LARGE WINDOWS overlooking the backyard. The bright dining area with PATIO DOORS and transom window leads to the full width deck to enjoy outdoor dining. The upscale kitchen offers warm wood cabinetry, GRANITE countertops, UNDERMOUNT LIGHTING, abundant drawers, a built-in WINE RACK, and corner pantry—perfect for entertaining. The primary suite captures stunning backyard and pond views through floor-to-ceiling windows and includes a luxurious 5-PC ENSUITE with dual sinks, jetted tub, and WALK-IN CLOSET with CUSTOM BUILT-INS. The MAIN FLOOR LAUNDRY is complete with additional cabinets and storage with a sink for optimal convenience. The fully finished WALKOUT BASEMENT with IN-FLOOR HEATING provides a large family room for entertaining with a second GAS FIREPLACE. The SECONDARY OFFICE SPACE is host to built-in cabinetry, with two generous bedrooms, and a 4-pc bath perfect for the growing family or guests. A HOBBY ROOM WITH SINK (ideal for wine making) connects to a separate COLD ROOM, while the LARGE WORKSHOP features 240V power, its own ELECTRICAL PANEL, custom made workbench with loads of storage and the ability to be vented outside, creating endless opportunities for a future kitchen or home gym. Additional highlights include TRIPLE-PANE windows, central A/C, underground

SPRINKLERS with Bluetooth control, GEMSTONE EXTERIOR LIGHTING, Dura-deck with glass railing, and a covered lower patio. The professionally designed and thoughtfully landscaped private backyard with WATER FEATURE completes the PARK-LIKE SETTING. Completing the home is an OVERSIZED double attached GARAGE with built-in WORKBENCH, drawers and shelving. A rare opportunity to own a meticulously maintained executive bungalow with PREMIUM FEATURES, exceptional outdoor space and convenient access to Stoney Trail.