



**210 Elgin View SE
Calgary, Alberta**

MLS # A2293237



\$675,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,690 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Level, Street Lig		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

RARELY does a property of this calibre hit the market. Situated on a remarkably quiet street in the heart of McKenzie Towne, this residence is the ultimate "win" for a buyer who refuses to compromise. It is a meticulously upgraded executive home paired with a custom-built, professional-grade workshop—offering a sophisticated lifestyle for the serious enthusiast. Executive Living & Smart Technology The residence reflects a deep commitment to quality, featuring 4 bedrooms, 3.5 bathrooms, and over 2,500 square feet of total developed space. The home is defined by soaring main-floor ceilings and massive windows that allow Southeast and West light to flood the open-concept living room and kitchen. Smart Home Integration: Enjoy your favorite playlists via integrated speakers throughout the home, creating the perfect ambiance for entertaining. Superior Mechanicals: Equipped for maximum efficiency with a new on-demand hot water tank, a water softener, and Central AC for total climate control. Chef’s Kitchen: Features gleaming granite countertops, a central island, and a sink-front window perfectly positioned to watch the kids play in the yard while you work. Upper Level & Primary Retreat: The upper floor features two generous guest rooms and a massive primary suite that serves as a true getaway, complete with a spa-like 5-piece ensuite. Outdoor Sanctuary: Three Zones for Relaxation This home is designed for those who love the outdoors, offering three distinct areas to sit and enjoy the fresh air: The Front Porch: A classic, welcoming space perfect for greeting neighbors and enjoying the quiet street atmosphere. The Upper Front Balcony: A private, elevated "sunshine patio" located off the bonus room—the ultimate spot for a morning coffee with a view. The Backyard Oasis: A low-maintenance sanctuary featuring a large

deck, custom pergola, and a brand-new stamped concrete patio. This backyard is built for high-end summer entertaining. The Crown Jewel: The Elite Workshop (28' x 26') Engineered to a standard that far exceeds typical residential builds, this fully permitted detached garage is a masterpiece of industrial function: Industrial Specs: 14-foot ceilings and 6-inch high-PSI reinforced steel concrete floors designed for heavy equipment and long-term durability. Climate Controlled: Equipped with a dedicated heater for year-round comfort. Pro-Growth Design: Roughed in for a second overhead door with a pre-installed lintel, allowing for an effortless transition to a true triple-door configuration. Ready to Work: Totally kitted out, professionally finished, and fully equipped for automotive restoration, storage, or precision engineering. Developed Lower Level & Prime Location The fully finished basement adds significant footprint with a large recreation room, a 4th bedroom, and a brand-new, fully permitted bathroom. This home has been impeccably maintained from the roof down to the mechanical room.