



**27 Elgin Drive SE**  
**Calgary, Alberta**

**MLS # A2294114**



**\$579,800**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,154 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Garage Heater

Open House Sunday March 22 from 2:00p.m-4:00p.m. Welcome to this beautifully maintained and exceptionally bright bi-level, perfectly situated on a quiet street in the highly sought-after community of McKenzie Towne, Elgin Village. With a sun-soaked west-facing backyard and an oversized heated double detached garage, this home offers comfort, style, and functionality all in one. The upgraded kitchen is a true highlight, featuring an abundance of cabinetry, a practical center island, stainless steel appliances, elegant maple finishings, track lighting, and a skylight that fills the space with natural light. Enjoy casual meals in the eat-in kitchen or at the breakfast bar&mdash;perfect for busy mornings or entertaining guests. The upper level boasts a spacious living room with soaring vaulted ceilings and an open-concept design that seamlessly connects the kitchen and dining area. You&rsquo;ll also find two generously sized bedrooms, including a primary retreat with his-and-hers closets, along with a full bathroom. A large laundry/mudroom conveniently located at the back entrance adds to the home's thoughtful layout. Downstairs, the fully finished lower level offers incredible versatility with 9-foot ceilings, a cozy family room and recreation space divided by a stunning three-sided gas fireplace&mdash;perfect for relaxing or hosting. A large third bedroom and an additional full bathroom make this level ideal for guests or growing families. Plus, enjoy peace of mind with a newer furnace and hot water tank. Step outside to your private backyard oasis, complete with a newer deck&mdash;perfect for summer evenings and weekend BBQs. And as a bonus, the pool table with accessories and cover is included! This is the one you&rsquo;ve been waiting for&mdash;don&rsquo;t miss your chance to call it home!