



**69 Elgin Meadows Manor SE
Calgary, Alberta**

MLS # A2294695



\$682,585

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,738 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Garage Door Opener, Heated C		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Vinyl Windows		

Inclusions: Nest Thermostat, Gemstone Lights, Electronic Door Keypads, Living Room TV Mount, Shed, Electric heater in garage

This beautifully appointed home in Calgary's vibrant McKenzie Towne community offers the perfect blend of modern convenience and timeless design. Step onto the large, inviting front porch and envision gatherings with loved ones. Inside, discover an open concept layout bathed in natural light from the 9ft ceilings. Gleaming laminate floors flow throughout, leading you to a spacious family room with a cozy tile gas fireplace. Unleash your inner chef in the stunning kitchen, featuring updated stainless steel appliances, a countertop gas stove, an extended backsplash, and ample cabinetry for all your culinary needs. A large walk-in pantry ensures you'll never run out of storage space. The main floor boasts a rare additional flex space that provides the ultimate versatility, ideal for a playroom, hobby space, office, or anything your lifestyle demands. For added convenience, a 2-piece bathroom and a large laundry room complete the main level. The upper floor offers a haven for relaxation. Three spacious bedrooms provide ample room for the whole family. Retreat to the oversized primary suite, featuring a beautiful custom wainscoting wall, ample room for a king-sized bed, a large walk-in closet, and a spa-inspired 4-piece bathroom – your own personal oasis. A 4-piece bathroom completes this floor. Downstairs, this home features an undeveloped basement, providing a fantastic blank canvas for you to finish exactly to your future needs. Step outside to your incredible low-maintenance backyard. Imagine summer barbeques on the oversized deck, or letting your pets enjoy the convenient turf dog run. With plenty of space for activities, coveted RV parking, AC, a dog run (with artificial turf), and a 22x22 garage offering secure storage for your vehicles, this home has it all! Don't miss your chance to own this exceptional property. Call today to set up a private viewing or view

the 3D VIRTUAL OPEN HOUSE TOUR for a better look!