



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

MLS # A2296514



\$710,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,048 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Heated Garage, Insulated, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Low Maintenance Landscape, Other, Privat		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Dry Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Water Softener, Humidifier, AC, Garage Heater, Garage built-ins (storage cabinets), TV Wall Mounts (2)

If you've been searching for a home in McKenzie Towne that truly stands out, this one is ready to impress. This beautifully maintained detached home offers over 3,000 sq ft of fully finished living space, thoughtfully designed to balance comfort, function, and everyday living. The main level features a bright, open layout with a spacious living room centered around a cozy gas fireplace. The kitchen is the true focal point of the home, complete with a large island, pantry, quartz countertops, new backsplash, and a modern hood fan — ideal for both daily use and hosting. A generous dining nook flows seamlessly off the kitchen, while the front room offers flexibility as a home office, formal dining area, or additional sitting space. A conveniently located laundry room adds to the practicality of the main floor. Upstairs, the layout continues to impress with a versatile bonus room that opens onto a private balcony — a perfect place to unwind. The primary bedroom is spacious and comfortable, featuring a newer triple pane window for added efficiency and quiet, along with a 4-piece ensuite including a soaker tub, stand-up shower, and walk-in closet. Two additional bedrooms and a full bathroom provide great space for family or guests. The fully developed basement offers exceptional versatility, featuring a large recreation and theatre area with a built-in speaker system, creating the perfect setup for movie nights or entertaining. A custom bar with mini fridge, wine rack, and seating area adds to the experience, along with an additional bedroom and a full bathroom with a stand-up shower. Outside, the beautifully landscaped backyard is designed for low-maintenance living, with two spacious decks positioned to capture sun throughout the day. Mature trees, perennial flowers, and artificial grass create a private and inviting outdoor space. The oversized double detached

garage is insulated and heated, with attic access providing additional storage options. Additional highlights include central air conditioning and triple pane windows in key areas for improved comfort and efficiency. Located close to parks, schools, pathways, and everyday amenities, this home offers an ideal balance of lifestyle and convenience. Book your private showing today or reach out for more details before it's gone.