



**114 Elgin Meadows Way SE
Calgary, Alberta**

MLS # A2296515



\$685,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,005 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Garage Faces Rear, Insulated, Oversized, Triple Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot, Yard Li		

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

Features: Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Bertazzoni Gas Stove and Oven, Storage Racks in Garage, Shed

****OPEN HOUSE SATURDAY AND SUNDAY 12 NOON TILL 4 PM**** Welcome to this beautifully maintained two-storey home in the heart of McKenzie Towne, offering a feature that is truly hard to find — a RARE 32' x 24' DETACHED TRIPLE GARAGE WITH ELECTRIC HEATER & 220V power. Whether you need space for multiple vehicles, a workshop, extra storage, or room for all your recreational toys, this impressive garage sets this property apart from many others in the community. For buyers who have been waiting for a home with exceptional garage space, this is a rare opportunity. Perfectly positioned on a quiet, family-friendly street, this 3-bedroom, 2.5-bathroom home also offers the comfort and layout young families are looking for. From the moment you arrive, you will appreciate the mature landscaping and inviting curb appeal. Inside, the main level welcomes you with 9-FOOT CEILINGS and durable vinyl plank flooring throughout. A spacious front flex room provides excellent versatility and can easily function as a home office, dining room, or children’s playroom. The central living area is warm and inviting, featuring a beautiful gas fireplace and large windows that fill the space with natural light. The kitchen is a standout for buyers who love to cook, complete with a high-end BERTAZZONI GAS STOVE AND OVEN and a newer stainless steel refrigerator installed in July 2025. A spacious dining nook, convenient main floor laundry, and a 2-piece bathroom complete the main level. Upstairs, you will find a large bonus room with patio doors opening to an upper deck, creating a unique and flexible space for relaxing, working from home, or family movie nights. The generous primary bedroom offers a walk-in closet and private 4-piece ensuite, while two additional bedrooms provide plenty of room for children, guests, or a second office. Added

value continues with new windows installed in all three upper bedrooms in 2023 and 2024. The unfinished basement is ready for future development and includes rough-in plumbing for a full bathroom along with two large windows, giving buyers the chance to add even more living space over time. Additional upgrades include CENTRAL AIR CONDITIONING installed in July 2020, a radon mitigation system, a Breath EZ electronic filtration system and double HRV system! Step outside and enjoy the fully landscaped and fenced yard, along with a massive rear deck equipped with a gas line for your BBQ and patio heater. This outdoor space is ideal for entertaining, relaxing, and enjoying Calgary's warmer months. Combined with the exceptional triple heated garage, this property offers a rare blend of practicality, comfort, and long-term value. Families love living in McKenzie Towne for its charming streetscape, strong sense of community, and abundance of parks, pathways, and playgrounds. With excellent access to schools, shopping, restaurants, and major routes, it is a neighbourhood that continues to be a favourite for young families looking for convenience and lifestyle. Call today!