



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

MLS # A2301133



\$749,990

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,248 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Low Maintenance Landscape, Rectangular Lot,		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Ceiling Fan(s), High Ceilings, Sauna, Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: Two Storage Sheds

Beautiful and spacious bungalow in Mckenzie Towne with oversized heated 2 car garage. 4 bedrooms in total 3 full bathrooms. Very well maintained and extremely clean, ready to move in. Perfect for growing family. Main floor features large living room with high vaulted ceiling, spacious dining room, gourmet kitchen with newer and upgraded appliances, big master bedroom with walking closet and elegant ensuite bathroom with two sinks and bidet toilet (2024), good size second bedroom and main bathroom. Professionally finished basement with huge recreation room, two additional bedrooms with sound proof walls and ceilings and very exquisite and elegant additional bathroom with smart toilet (2025) and sauna. A lot of upgrades in this lovely home like instant tank less hot water system (2025), water softener with UV (2025), 95% energy efficient furnace, access for geothermal and solar system, R40 roof insulation, low expanding foam insulation around exterior windows and doors, built in air exchange for cool temperature in summer and warmth in winter., new front door, new vinyl laminate floor upstairs and in the basement (2026), new washer and dryer (2025), upgraded light fixtures, big windows for brightness, new wiser locks, carbon monoxide detectors. Mechanic dream garage, oversized (25x25), insulated, heated with 10 foot high ceiling and 9 foot high garage door. Upgraded Lift Master, wall mount garage door opener with wifi. Paved back alley for dust free backyard. Perfect location on a quiet and safe street, close to schools, parks, shopping and transportation.