



**2 Elgin Meadows Green SE
Calgary, Alberta**

MLS # A2303639



\$700,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,095 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, F		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Garden, Landscaped, Lawn, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Wired for Sound		

Inclusions: Shed

Set on a prominent corner lot in the vibrant, family-oriented community of McKenzie Towne, this home stands out with striking curb appeal and a welcoming presence that immediately captures attention. A premium 50-year metal roof (installed in 2017) offers exceptional durability and long-term peace of mind, while the oversized heated garage with an integrated workshop and dedicated RV parking pad showcase the property's versatility, making it ideal for hobbyists, travelers, or those needing extra storage and workspace. The exterior is complemented by thoughtful landscaping and generous outdoor space, perfect for enjoying warm summer evenings or hosting gatherings. Inside, soaring 9-foot ceilings and rich hardwood flooring create a warm yet refined main level that feels both elegant and comfortable, while large windows flood the home with natural light. The first of two inviting living rooms is anchored by a cozy gas fireplace—perfect for relaxing evenings or entertaining guests—while a second living area provides excellent flexibility for growing families or those who value both shared and private spaces, whether used as a formal sitting room, home office, or play area. The kitchen seamlessly blends style and function with granite countertops, ample cabinetry, and a gas range, offering plenty of space for meal preparation while remaining open and connected to the main living areas for effortless entertaining. Upstairs, recently installed Oakwood laminate flooring extends throughout, adding a fresh, modern feel and low-maintenance appeal. You'll find three generously sized bedrooms, including a spacious primary retreat designed for comfort, featuring a jetted tub, ample natural light, and a window framing beautiful mountain views. A large bonus room adds even more versatility—ideal for movie nights, a

children's play area, or a quiet lounge—and is further elevated by a private walkout balcony overlooking the nearby park and pond!. The unfinished basement offers a well-designed and highly functional layout, providing an excellent opportunity to customize and expand your living space to suit your needs, whether that's a home gym, additional bedrooms, or an entertainment area. Key mechanical updates include a furnace and hot water tank replaced in 2023, along with a water softener added in 2022, enhancing both everyday comfort and long-term value. Located in one of Calgary's most sought-after communities, McKenzie Towne is known for its charming streetscapes, strong sense of community, and exceptional walkability, with close proximity to schools, parks, scenic pathways, and the vibrant High Street district offering a variety of local shops, dining options, and essential services, along with convenient access to major routes for an easy commute—this home truly offers the perfect balance of style, space, and location, making it an outstanding opportunity in a highly desirable neighborhood. Call your favorite realtor to book your private today!