



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

**MLS # A2304353**



**\$710,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,731 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Garage Faces Rear, Heated Garage, Oversized, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Pie Shaped Lot,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), Double Vanity, Dry Bar, Kitchen Island, Pantry, Quartz Counters, Soaking Tub		

**Inclusions:** Blinds/Curtains, Basement Fridge, Basement Safe, Video Surveillance cameras, Doorbell Camera(s), Attached Shelving, TV Mount(s)

Welcome Home, your pride of ownership home awaits! Offering 3 spacious bedrooms, 2.5 bathrooms, including a freshly renovated ensuite, situated on a nearly 6,500 sq ft lot, with an incredible heated triple car garage and a large backyard, this property delivers the perfect combination of comfort, space, and convenience. As you approach, you'll immediately notice the standout curb appeal, ample parking, and overall care of the home, highlighted by the massive heated 24' x 30' triple car garage, RV parking pad, and additional parking, making this property ideal for families, hobbyists, or anyone needing extra space. Entering the main level, you are welcomed by a bright and inviting interior filled with natural light and modern, neutral finishes throughout. The renovated kitchen serves as the heart of the home, featuring a large island with seating, ample workspace, and a seamless flow into the dining and living areas, perfect for both everyday living and entertaining. Upstairs, the primary bedroom offers a comfortable retreat with a walk-in closet and a freshly renovated 4-piece ensuite. Two additional generously sized bedrooms and a well-appointed main bathroom complete the upper level, providing functional space for a growing family. Heading outside, you'll truly appreciate the space this property offers. The private two-tier deck, expansive yard, RV parking, and additional parking pad, and heated triple car garage, create a backyard that is as functional as it is enjoyable, perfect for relaxing, entertaining, or accommodating all your lifestyle needs. Location truly sets this home apart, just a 5-minute walk to scenic ponds and pathways, a short drive to schools, including McKenzie Towne School and McKenzie Highlands, only 5 minutes to shopping and dining on 130th Ave, and even a quick walk to Shoppers Drug Mart for everyday convenience.

With key updates including a new roof (2021), hot water tank (2019), and a high-efficiency furnace, this well-maintained, move-in ready home offers exceptional value in a highly desirable family-friendly community. Come see for yourself, you won't want to miss it!