



**59 Elgin Estates Hill SE
Calgary, Alberta**

MLS # A2141414



\$1,000,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,662 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Low Main		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Basement stove and Refrigerator, Underground Sprinkler System, Barbeque Grill (as is), Fridge and Freezer in the garage (as is)

Welcome to your dream home, a custom-built masterpiece by Albi Homes, offering over 3,600 square feet of exquisitely developed living space. This stunning residence harmoniously blends functionality with impeccable style, creating a sanctuary you'll be proud to call home. As you step inside, the main floor greets you with a seamless integration of elegance and practicality, you will notice the 9 foot ceilings throughout the home. The spacious living and dining areas are adorned with gleaming hardwood floors, exuding timeless charm and sophistication. Your inner chef will revel in the gourmet kitchen, complete with top-of-the-line stainless steel appliances, full-height cabinetry, and a convenient pantry. The kitchen's crowning jewel is its breathtaking granite countertops, perfectly complemented by a large island ideal entertaining guests. This floor also features a generously sized office, perfectly suited for those who work from home or need a quiet study space. Upstairs, the primary bedroom is a true oasis. Retreat into luxury with a five-piece ensuite, including a deep soaker tub and a walk-in shower for relaxation. The expansive walk-in closet offers ample space for all your wardrobe needs. Convenience is key with an upper-level laundry room, accessible from both the primary bedroom and landing making chores a breeze. Two additional bedrooms provide comfort and privacy for family or guests, serviced by another beautifully appointed four-piece bathroom. The enormous soundproof family/bonus room with a vaulted ceiling is the perfect haven for relaxation and entertainment, offering endless possibilities for family fun or hosting movie nights. Descend to the walk-out basement, a dream space that includes a spacious recreational room, an illegal granny suite complete with a separate kitchen and wet bar, an additional bedroom, a four-piece bathroom,

and extra storage. This versatile area is perfect for multi-generational living or accommodating guests. Enjoy the luxury of central air conditioning and the efficiency of two furnaces, ensuring year-round comfort. Step outside to your northwest-facing backyard and savour your morning coffee on the upper deck or lower patio, both offering serene views of the adjacent walking path and green space, ensuring privacy with no neighbours behind. The oversized double garage provides ample space for vehicles and storage, catering to all your practical needs. Recent upgrades, including two new furnaces, a water tank, and roof shingles in 2020, ensure peace of mind and modern efficiency. Nestled in a prime location, this home is within close proximity to the vibrant amenities of McKenzie Towne, including a variety of restaurants, shops, and cafes. This residence truly represents luxury living at its finest, offering an unparalleled blend of elegance, comfort, and convenience. Welcome home.