



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

**MLS # A2145330**



**\$709,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,750 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Heated Garage, Triple Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Environmental Reserve		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Hot tub (2018), gazebo, refrigerator in basement, building supplies to finish basement (cork flooring, bathroom fixtures, paint)

A great opportunity to own this lovely, well maintained AIR CONDITIONED home that backs onto the ENVIRONMENTAL RESERVE and has a heated TRIPLE DETACHED GARAGE (built in 2018)!! The peaceful location of this beautiful property is still just a short walk away from all of the conveniences of McKenzie Towne, schools, parks and pathways! Walk up to the front covered porch and in through the front door to an open, high ceiling foyer with lots of natural light. The main floor has walnut hardwood, dining room with access to the kitchen through a coffee bar/panty area providing for easy entertaining, breakfast bar, family room with stone fireplace and dining nook overlooking the beautiful SOUTH backyard/deck. Kitchen appliances have all been replaced in the last 5 years (induction stove, fridge, dishwasher, microwave/convection oven) as well as the washer and dryer. The second floor has a spacious primary bedroom complete with a 4 piece ensuite & walk-in closet and 2 other good sized bedrooms. One of the bedrooms hosts a handy wallbed/desk! The basement has a large bedroom and den finished with cozy cork flooring. There is a partially completed family room and bathroom and the seller will leave all the building supplies that were purchased for the new owner (flooring, bathroom fixtures). The private backyard has a large deck, gazebo, hot tub, landscaping and walkway to the triple garage. Lots of privacy here and the paved alley is well kept and backs onto a peaceful Environmental Reserve with trees and natural green space. This home has a ton to offer!