



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

MLS # A2149034



\$679,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,748 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, No Animal Home, No Smoking Home		

Inclusions: curtains and curtain rods, ceiling fan in master bedroom.

This beautiful residence with over 2400 sqft of developed living space situated on a spacious corner lot in the center of McKenzie Towne, is meticulously cared for and prepared for a new family to call it their own. This charming property is conveniently positioned within walking distance of all the conveniences of McKenzie Towne, such as schools, parks, and walking trails. Step onto the covered front porch and enter through the front door to a warm, well-lit foyer with open to above ceilings. The main level showcases a spacious open layout with elegant linen-style tiles and carpeting. High ceilings of 9 feet, a versatile flex room connected to the expansive kitchen, sleek quartz countertops, stainless steel appliances, European cabinets, a bright breakfast nook, a cozy family room with a charming corner fireplace, and a convenient two-piece bathroom. The upper level features a generous primary bedroom with a 5-piece ensuite and walk-in closet, along with two additional well-proportioned bedrooms and another full washroom.. The basement offers ample room for enjoyable family gatherings and playtime, complete with a 3 piece bathroom, a bedroom, and a spacious recreation room. The private backyard features a spacious deck, gazebo, well-maintained landscaping, and a small area for parking a trailer.