



361 Elgin Way SE
Calgary, Alberta

MLS # A2150411



\$619,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,108 sq.ft.	Age:	2002 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Natural Woodwork		

Inclusions: N/A

Welcome to this impeccably maintained Calgary residence, proudly presented by the Original Owners! This home is a perfect 10 combining tasteful decor with a functional floor plan with over 2000 sqft total living space! Every detail, from the pristine exterior to the thoughtfully designed basement, reflects unparalleled care and quality. Ascend to the bright third level, where a versatile "great room" awaits, complete with a cozy gas fireplace, a convenient second bathroom, and a spacious third bedroom. Additional highlights include air conditioning, 2 gas fireplaces, built-in sound system, and primary bedroom featuring cheater door to a luxurious bathroom with a 6' jetted tub and separate shower. The southwest-facing private backyard boasts a generously sized deck, ideal for outdoor relaxation and entertainment. Vaulted ceilings in the kitchen, nook, and family room add an airy, open feel to the living spaces. This Calgary gem seamlessly blends style, comfort, and functionality, making it an ideal choice for discerning homebuyers. Whether you're entertaining guests or enjoying a quiet evening by the fire, this home is designed for versatile, comfortable living. Welcome to this impeccably maintained Calgary residence, proudly presented by the Original Owners. Every detail, from the pristine exterior to the thoughtfully designed basement, reflects unparalleled care and quality. Ascend to the bright third level, where a versatile "great room" awaits, complete with a cozy gas fireplace, a convenient second bathroom, and a spacious third bedroom. This home is a perfect 10, combining tasteful decor with a functional floor plan that caters effortlessly to a broad range of family combinations. Additional highlights include air conditioning, two gas fireplaces, a built-in sound system, and a master suite featuring a cheater door to a luxurious bathroom with a

six-foot jetted tub and a separate shower. The southwest-facing private backyard boasts a generously sized deck, ideal for outdoor relaxation and entertainment. Vaulted ceilings in the kitchen, nook, and family room add an airy, open feel to the living spaces. This Calgary gem seamlessly blends style, comfort, and functionality, making it an ideal choice for discerning homebuyers. Whether you're entertaining guests or enjoying a quiet evening by the fire, this home is designed for versatile, comfortable living!