



**16 Elgin Meadows Circle SE
Calgary, Alberta**

MLS # A2150502



\$674,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,766 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Oversized, See Remarks, Worksh		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, No Smoking Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: N/A

*OPEN HOUSE JULY 28, SUNDAY 12PM-2:30PM*Welcome to this exceptional home in the heart of Mackenzie Towne with an oversized unique custom-built garage, freshly painted interiors, and numerous exterior enhancements. Upon entering, a spacious foyer that leads to a sunlit den, while to the right, a convenient laundry/mudroom offers easy access outside via a side door entry. The open concept main floor boasts high ceilings, a spacious living room, a well-appointed kitchen with stainless steel appliances, ample cabinetry, with a generous sized pantry, and a beautiful dining area enhanced by vaulted ceilings and transom windows. The generous Master bedroom accommodates more than enough room to enjoy and with abundant natural light, complemented by a large walk-in closet and a stunning 5-piece ensuite bath. Down the hall, you'll find two spacious bedrooms complemented by a well-appointed 4-piece bathroom, offering ample space and comfort for family or guests. Step into the backyard to find an oversized deck finished with composite planking and aluminum railing perfect for entertaining in the north facing shade, with easy access to a one-of-a-kind custom-built garage featuring 12-foot high vaulted ceilings, 8 foot garage door, 60 amp pane, 30 amp 220 volt power and heated! A true man cave! This home is well kept and turnkey ready for you to move in and enjoy. With ample street parking and just minutes from High St shopping plaza, this property offers a rare opportunity you won't want to miss!