



**50 Elgin Park Road SE
Calgary, Alberta**

MLS # A2154677



\$900,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,274 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscap		

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

Features: Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Stone Counters, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Introducing an exquisite estate home in the prestigious Eglin Estates, featuring one of the most sought-after floor plans crafted by Albi Homes. This stunning residence offers nearly 3,500 sq. ft. of beautifully developed living space and backs onto serene greenspace with picturesque views of Inverness Pond—ideal for a new family to enjoy. As you enter, a spacious foyer welcomes you with abundant natural light that flows into an open-concept design. The front formal dining room, complete with elegant French doors, is generously sized to accommodate your dining table, hutch, and more. The bright living room centers around a cozy gas fireplace and includes a charming built-in window seat. The dream kitchen is a chef's paradise, featuring an island and a separate breakfast bar, both adorned with granite countertops. It boasts ample workspace, plenty of cupboards, and drawers to meet all your culinary needs. The cozy breakfast nook offers views of the professionally landscaped yard and leads to an upper balcony, where you can relish the tranquil scenery of greenspace and Inverness Pond. An impressive staircase with wrought iron spindles and an overhead skylight guides you to the upper level featuring spacious primary bedroom, with vaulted ceilings, a luxurious 5-piece ensuite, and a walk-in closet. This level is completed by two additional bedrooms, a 4-piece bathroom, an upper laundry room, and a large landing with a cozy nook. The fully finished walk-out basement adds more living space, featuring a 3-piece bathroom, a fourth bedroom/office, an open recreation room, and a workshop. With plenty of closet space and storage throughout, this home has it all. Other impressive features of this home include, central air conditioning to ensure year-round comfort for homeowners, and a generous mudroom leading to an oversized finished garage,

complete with built-in storage. Bask in the sunny southern exposure from the spacious front porch, an ideal spot for relaxation. Conveniently situated within walking distance of the junior high school, High Street shops, and picturesque pathways that beckon you to explore the vibrant seasons and local wildlife. Additionally, you're merely minutes away from South Campus Hospital. This remarkable home is available for quick possession, allowing you to enjoy the remainder of summer. Schedule your showing today!