



**85 Elgin Meadows Manor SE
Calgary, Alberta**

MLS # A2157525



\$685,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,073 sq.ft.	Age:	2009 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Garden, Low		

Heating:	Central, Exhaust Fan, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Track Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: 1. Detached IKEA closet in basement bedroom. 2. Detached blue metal Mastercraft workbench in garage.

Welcome to 85 Elgin Meadows Manor SE, where comfort and luxury unite in this meticulously maintained, one-owner home. This remarkable abode boasts a welcoming layout featuring three spacious bedrooms on the upper level, including a generously sized bonus room—a perfect retreat for relaxation and entertainment! The heart of this home lies in the open-concept kitchen where high-end appliances and a wealth of counter space await, complemented by a large eating nook—an inviting space that seamlessly flows into the family room for special gatherings, culinary adventures, and creating memories with your loved ones! Noteworthy for its thoughtful design, the partially finished basement effortlessly accommodates a fourth bedroom and a full bath, offering flexibility and privacy. Not to be overlooked, this residence is adorned with high-efficiency windows, while the replacement of asphalt roof shingles just two years ago exemplifies a commitment to enduring quality. Nestled on a peaceful and quiet street, this home is embraced by mature landscaping, creating an enchanting oasis for garden enthusiasts and outdoor aficionados. For those with a penchant for the automotive, a spacious double rear garage stands ready to accommodate vehicles and storage needs. Conveniently located within the esteemed community of McKenzie Towne, residents are afforded access to prestigious educational institutions such as McKenzie Towne School and McKenzie Highlands School, as well as an array of nearby shopping options, enhancing the essence of modern livability. With its impeccable features and inviting ambiance, 85 Elgin Meadows Manor SE eagerly awaits the next discerning family to revel in its cherished spaces and make new memories of their own. Act quickly, as properties of this caliber in such a sought-after neighborhood

don't stay on the market for long. Book your private viewing today!