



**43 Elgin Estates Green SE  
Calgary, Alberta**

**MLS # A2177775**



**\$899,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,615 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

**\*\*OPEN HOUSE SATURDAY NOV. 9th 2PM-4PM\*\*** Discover luxury living at its finest in this exquisite 2,616 sq ft estate home built by Albi in 2013. Nestled on a charming crescent on a coveted corner lot—perfect for potential RV PARKING—this home is packed with exceptional upgrades that will leave you impressed at every turn. Featuring central A/C, three spacious bedrooms, and 2.5 well-appointed bathrooms, the home is thoughtfully designed for comfort and style. Step inside to a wide-open main floor layout, ideal for entertaining, complete with gleaming WALNUT HARDWOOD floors. The gourmet kitchen is a chef’s paradise, equipped with a STAINLESS STEEL appliance package, including a GAS RANGE, solid wood cabinetry, UNDER CABINET lighting, an expansive WALKTHROUGH PANTRY, and exotic GRANITE COUNTERTOPS. The spacious dining area flows seamlessly into the backyard, while the bright living room, centered around a cozy GAS FIREPLACE, creates an inviting ambiance. Upstairs, you’ll find a large bonus room that separates the living spaces for added privacy. The primary suite is a true retreat, featuring a luxurious ensuite with a deep SOAKER TUB, a GLASS-enclosed shower, and a walk-in closet that conveniently connects to the laundry room. Two additional bedrooms and a stunning 5-piece bathroom complete the top floor. The basement is a blank canvas, ready for your custom touches, with plumbing for an additional bathroom. This property also boasts a MASSIVE TRIPLE GARAGE, providing ample space for vehicles and all your toys. The SUNNY spacious backyard is equipped with UNDERGROUND SPRINKLERS, perfect for easy maintenance. This home is a rare gem, offering elegance, functionality, and premium finishes throughout—don’t miss the chance to make it yours!