



**128 Elgin Estates Park SE
Calgary, Alberta**

MLS # A2178983



\$914,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,375 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Racking in Garage, Storage Shed in Backyard, Hot Tub AS-IS, TV Bracket in Living Room

Open Houses: Sat Nov 23 12-3 and Sun Nov 24 12-2 - MOVE IN READY stunning, MODERN, elegant home nestled in ESTATE community of Elgin. 3350 developed sq ft on 3 levels-offers perfect blend of sophistication & functionality on peaceful, QUIET street. The inviting COVERED front veranda sets the tone for what's inside! Enjoy this space on those HOT days-West light but covered from the direct sun=perfect place to unwind. Step through your front door to discover a mn level featuring beautiful hardwood flooring & 9 ft ceilings throughout. BIG windows everywhere=so much natural light. The spacious layout includes a sophisticated office (with a view!) Enjoy convenient laundry room & a WALK-THROUGH pantry from separate MUD room with garage access! LOADS of room for all those BIG Costco items! The HEART of the home is your gourmet kitchen, which boasts granite countertops, SS appliances, beautiful cabinetry, island + a layout that seamlessly connects to the eating area. Entertain ALL your family & friends here! Open concept means your roomy living room is part of this amazing space. You will VALUE the TV bracket above the fireplace-allows you to pull your TV down-or angle it anywhere you wish! Outside, the backyard is LEVEL (let dogs or kids walk right outside without worrying or walking to the basement!) Enjoy your gorgeous deck-right off the kitchen-for relaxing or enjoying outdoor meals! BONUS-HOT TUB STAYS-privately nestled into the side for privacy and maximum enjoyment! Large FLAT green space, landscaping, poured concrete, irrigation system-what more could you ask for! 2 piece bath your guests will love! Upstairs enjoy 2 generously-sized bedrooms that guests or kids will truly love. Versatile HUGE bonus room w/vaulted ceilings & tons more natural light-ideal "extra space"-it could even be converted into a 5th

bedroom-or alternate living/entertaining area. Primary suite is a true RETREAT....imagine yourself relaxing in this special place. 5-piece ensuite w/dual vanities, soaker tub, separate shower, private toilet room & MASSIVE walk-in closet. Professionally developed lower level, completed w/permits, offers more 9 ft ceilings & includes 4th bedroom, 4-piece bath + a large family room/recreation area—perfect for entertaining or relaxing or working out! Additional highlights include unique lighting, fresh paint, custom wall treatments, Central AC, Vacuflo system, Kinetico water system, NEW HWT & bar fridge. Oversized garage is partially finished & provides ample space for storage, vehicles & hobby equipment. So much built in racking to keep you organized! Enjoy easy access to a nearby pond, green spaces, playgrounds, shopping, coffee shops, gyms & more. This home is not just a house - but a gateway to a vibrant community with excellent amenities & recreational opportunities. McKenzie Towne is a vibrant & well-planned area offering a blend of urban convenience & small-town charm. Strong community spirit makes it an attractive place to live!