



GRASSROOTS
REALTY GROUP

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124 Elgin Estates View SE
Calgary, Alberta

MLS # A2201573



\$959,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,685 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Fruit Trees/Shrub(s), Landscaped, Rectangu		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Welcome to this stunning Albi-built estate home in the prestigious Elgin Estates of McKenzie Towne. Nestled on a quiet street across from a beautiful green space, this executive bungalow offers the perfect combination of luxury, location, and lifestyle. Within walking distance to McKenzie Towne Centre, parks, and scenic walking paths, this home is in impeccable condition with nearly 3,200 square feet of thoughtfully designed living space. A bright and inviting foyer welcomes you into a main level featuring soaring 10-foot ceilings and immaculate hardwood floors. A versatile front dining room with crown molding offers the flexibility to be used as a formal sitting area, office, or music room. The gourmet kitchen is a chef's dream, complete with custom cabinetry extending to the ceiling, gleaming granite countertops, a five-burner gas cooktop, upgraded stainless steel appliances, an oversized island with a breakfast bar, and a sunlit dining nook. Vertical skylights above the kitchen flood the space with natural light, while a double-sided fireplace with custom woodwork creates an elegant focal point. Beyond the fireplace, the spacious living room features vaulted ceilings, large southwest-facing windows. The luxurious primary suite is designed for ultimate comfort and tranquility. The main floor bedroom is accented with crown molding and spa-like ensuite featuring heated tile floors, a double vanity with marble countertops, an oversized tiled shower, a deep soaker tub, a private water closet, a generous walk-in closet, and additional skylights for natural illumination. A well-appointed mudroom with built-in storage, a powder room, and a spacious laundry room complete the main floor. The professionally finished basement is equally impressive, boasting nine-foot ceilings, a generous media room, a games area, and ample storage. Two oversized bedrooms, each with

walk-in closets, provide comfortable accommodations, while a spacious four-piece hall bathroom ensures convenience. A newly installed window enhances natural light in the lower level, adding to the home's overall appeal. Outside, the sun-drenched front porch provides a serene setting while the southwest-facing backyard offers a composite deck with a gas BBQ hookup. The oversized double garage provides plenty of room for two vehicles, a workbench, and additional storage. The home is further enhanced by features such as a built-in Sonos sound system wired throughout the home and deck, soft-close cabinetry, a central vacuum system, air conditioning for summer comfort, recessed doorways, glass transoms, and a finished furnace room with painted floors and plywood walls. Every detail of this extraordinary home has been thoughtfully designed and impeccably maintained, making it a rare opportunity in one of Calgary's most sought-after communities. This home is an absolute masterpiece—schedule your private viewing today to experience its unmatched elegance and charm!