



**45 Elgin Meadows Green SE
Calgary, Alberta**

MLS # A2209131



\$685,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,741 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

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:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Basement desk

Tucked away in the heart of the vibrant, family-friendly community of McKenzie Towne, this 5-bedroom, 3.5-bathroom fully developed home offers the perfect blend of space, comfort, and functionality for your growing family. Step inside and instantly feel at home with a spacious, welcoming layout designed for both everyday living and entertaining. With five bedrooms, there's room for everyone—whether you need a nursery, a home office, or a spot for weekend sleepovers. The fully developed basement adds even more living space, ideal for a playroom, teen hangout, or guest suite. Upstairs, the primary bedroom is your personal retreat, featuring a walk-in closet and private ensuite, giving parents a quiet space to recharge at the end of the day. Enjoy sunny afternoons and BBQs in the south-facing backyard, a perfect spot for kids to play and adults to unwind. The double detached garage keeps your vehicles and gear protected year-round, with plenty of storage for bikes, strollers, and everything in between. Just minutes from shopping, schools, parks, and with easy access to Stoney Trail and Deerfoot, your daily commute and weekend outings are a breeze. McKenzie Towne is known for its tight-knit, youthful energy—a place where neighbours become friends and kids can safely ride their bikes down the street. Your family's next chapter starts here. Book your private showing today and come see why this one feels like home.