



GRASSROOTS
REALTY GROUP

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217 Elgin Manor SE
Calgary, Alberta

MLS # A2209821



\$739,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,036 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	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, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: na

Step into this meticulously maintained 2,800 sq. ft. residence that beautifully combines comfort and style. Boasting 5 spacious bedrooms and 3.5 baths, this home is designed for modern living. The inviting living room features a cozy gas mantle fireplace, perfect for chilly evenings. A versatile main floor den can serve as an office, playroom, or flex space to suit your needs. The heart of the home is the stunning kitchen, equipped with elegant quartz countertops, stainless steel appliances, and a generous pantry, seamlessly flowing into a large dining area and open living space. Convenience is key with a main floor laundry room. As you ascend to the upper level, you'll discover a delightful bonus room, two generously sized bedrooms, and a luxurious primary suite complete with a lovely ensuite featuring a separate jetted tub and shower. Venture to the lower level, where relaxation awaits in a spacious family room, complemented by two additional large bedrooms and a three-piece bath. This area also includes a cold room, perfect for wine storage, preserves, or other essentials. Notably, this space has been legally set up for Airbnb, generating extra income effortlessly. Your arrival is made even more special with a double detached garage and a large deck overlooking the fully landscaped and fenced yard. Picture yourself unwinding on the front porch with a morning coffee or enjoying a glass of wine as the day comes to a close. This home is an ideal haven for a growing family, offering ample space for guests and entertaining. Welcome to your perfect sanctuary!