



GRASSROOTS
REALTY GROUP

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137 Elgin Estates Park SE
Calgary, Alberta

MLS # A2229719



\$1,015,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,794 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s), Wired for Sound		
Inclusions:	Furnace Air Filtration System x 2, Hot Tub (as-is), Irrigation System (as-is), Garage Heater, Outdoor Shed		

Welcome to a truly exceptional home in the heart of McKenzie Towne's prestigious Elgin Estates. This beautiful large bungalow blends elegance, comfort and warmth in a way few properties can match. Set in a quiet, family friendly neighbourhood, this custom home offers a unique and sophisticated living experience, with easy access to scenic pathways, shopping, dining, schools and other amenities. Inside, the spacious foyer expands to a bright and welcoming main level, with 10-foot ceilings and rich hardwood flooring. The expansive, open-concept kitchen, dining and living areas are ideal for both relaxed evenings and entertaining. The kitchen's dramatic 10-foot granite island is adjacent to a beautiful and versatile built-in wall unit. Off the kitchen is a walk-through butler's pantry leading to a laundry room with ample counterspace and cabinetry. The living room boasts a stone gas fireplace and large windows that brighten the space. The primary suite is a private retreat with a Spa-like ensuite featuring a soaker tub, shower, double vanities and a generous walk-in closet. The main level also has an additional bedroom or home office, and a four-piece full bathroom. Downstairs, the fully finished lower level continues the open concept design with high ceilings, two large bedrooms and a three-piece bathroom with heated flooring. The expansive family room features built-in cabinetry that includes a second gas fireplace. Entertain with ease at the fully equipped wet bar. The utility room has abundant storage, and houses a state-of-the-art, full home water purification system with UV filtration, water softener and reverse osmosis at the kitchen sink. Air quality is also improved with a five stage HEPA filtration system (with UV light) on each furnace and whole house humidifiers ensuring a clean, healthy environment year-round. Outside, the private backyard

with its mature landscaping provides natural privacy. The peaceful front porch offers another spot to unwind. Finally, the insulated double garage and gas heater add additional flexibility and year-round convenience. Bungalows of this caliber are rare to find, especially in a community as established and amenity-rich as McKenzie Towne. Whether you're accommodating a growing family or simply seeking a high-end home with thoughtful upgrades, this Elgin Estates property is a must-see. Don't miss the chance to view this one-of-a-kind home. Book your private showing today.