



**90 Elgin Drive SE
Calgary, Alberta**

MLS # A2300893



\$650,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,762 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Basement TV mount, 2 pc bath cabinet, back entry shoe rack, coat rack, x2, key holder, 5 basement built in ceiling speakers, all attached shelving, alarm system un-monitored, fire pit

OPEN HOUSE SATURDAY MAY 9 FROM 1-3PM. Welcome to this beautifully maintained home in the heart of McKenzie Towne, offering just over 2,600 square feet of smartly developed space a functional layout and thoughtful upgrades throughout including FRESH INTERIOR PAINT, NEW CENTRAL AIR, 2018 SHINGLES and NEW TRIPLE PANE WINDOWS! Step into a tiled front foyer with convenient front closet and MAIN FLOOR LAUNDRY ROOM featuring UPPER CABINET STORAGE. A versatile front flex room with tile flooring is perfect for a formal dining space, home office, or playroom. Just before the main living area, you'll find a convenient 2-piece bath with pedestal sink. The rear of the home opens into a warm and inviting lifestyle room complete with sconce lighting and a cozy GAS FIREPLACE with tiled surround. The open-concept kitchen and dining area is designed for both everyday living and entertaining, featuring a center island, pantry, added storage, STAINLESS STEEL FRIDGE, slide-in GAS STOVE, range hood, and tiled backsplash. The adjacent family dining area offers access to your backyard with a mudroom niche presenting CUSTOM BUIL-IN SOLID WOOD STORAGE which walks to the VINYL DECK via the garden door with PHANTOM SCREEN. Enjoy the fully fenced and landscaped yard with a LOWER STONE PATIO—perfect for relaxing or hosting guests with your outdoor firepit, an OVERSIZED GARAGE, PAVED ALLEY and even a mature tree with swing . Upstairs, you'll find a carpeted level with a tiled 4-piece main bathroom, complete with a storage vanity, tiled tub surround, and linen storage. Two generously sized secondary bedrooms are ideally positioned at the front and side of the home. The spacious primary retreat large enough for a king bed and accessories overlooks the

backyard and features a walk-in closet, a tiled 4-PIECE EN-SUITE with a deep tub, separate shower, and a large vanity with ample storage. The FULLY DEVELOPED BASEMENT (WITH PERMITS) adds exceptional living space, offering a GYM AREA, ambient lighting a large tiled 4-PIECE BATHROOM, and an expansive RECREATION ROOM with flexible layout options including BUILT-IN SPEAKERS taking family movie nights to the next level. A FOURTH OVERSIZED BEDROOM makes an ideal guest space or home office. This is a fantastic opportunity to own a well-appointed home in a vibrant, family-friendly community WALKING DISTANCE TO SCHOOLS, ELGIN POND, PLAYGROUNDS, PARKS, and HIGH STREET!