



**GRASSROOTS**

REALTY GROUP

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**95 Elgin Meadows View SE  
Calgary, Alberta**

**MLS # A2306654**



**\$599,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,148 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Work Benches in Garage, Garage Electric Heater, Garden Shed, Nest Doorbell Cameras Front & Back

Welcome to this beautifully updated two-storey home in the highly desirable community of McKenzie Towne. Offering nearly 1,200 sq. ft. of thoughtfully designed living space, this home features 3 bedrooms and 3.5 bathrooms—each bedroom complete with its own ensuite, providing exceptional comfort and privacy for family members or guests. The main floor showcases fresh paint, a bright, open-concept layout highlighted by a spacious living room with a cozy fireplace, seamlessly connecting to the fully renovated kitchen and dining area. The kitchen has been tastefully upgraded with quartz countertops, modern cabinetry, LED lighting, and ample workspace—perfect for both everyday living and entertaining. Gas lines are already in place for the stove, dryer, and BBQ, adding extra convenience for those who prefer gas appliances. Upstairs, the primary suite offers a private retreat with a 4-piece ensuite, while a second generously sized bedroom also features its own full ensuite—ideal for children, guests, or shared living arrangements. The fully developed basement expands your living space with a third bedroom, full bathroom, and an impressive in-wall 7-speaker surround sound system—perfect for movie nights or entertaining. Step outside to a beautifully landscaped west-facing backyard, complete with a deck and fire pit area—an ideal setting to enjoy sunny afternoons and evenings with family and friends. Additional highlights include a new roof, New furnace 2022 newer appliances (fridge, furnace, hot water tank, ) carpet, paint, and hardwood flooring. The oversized double garage—tandem on one side—offers excellent storage, including attic access with a built-in drop-down staircase. Located in the heart of McKenzie Towne, your just minutes from schools, parks, shopping, restaurants, pubs, the community

centre, and scenic walking paths. This move-in-ready home offers incredible value and versatility&mdash;don&rsquo;t miss your opportunity to make it yours. Book your private showing today!