



87 ELGIN Drive
Calgary, Alberta

MLS # A2318620



\$699,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,726 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Garden, Gazebo, Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: CENTRAL A/C, SOLAR ARRAY AND ASSOCIATED EQUIPMENT.

OPEN HOUSE SATURDAY JUNE 13 12pm-2pm - Welcome to one of Elgin's most charming streets, where mature trees arch overhead, neighbours still wave hello, and every home has its own unique character. Unlike many newer communities, Elgin was designed with warmth and personality in mind, creating a streetscape that feels established, inviting, and truly like home. This beautifully maintained residence combines timeless curb appeal with thoughtful modern and energy efficient upgrades, offering a rare opportunity to enjoy the rewards of a state-of-the-art solar panel system without the significant upfront investment. Installed in 2024, the impressive \$65,000, 26-panel solar array reduces electrical costs, allowing the next owner to enjoy the benefits of sustainable living and lower utility expenses from day one! From the moment you arrive, you'll appreciate the pride of ownership evident throughout. A refreshed exterior featuring freshly painted stucco, a new front door, newer roof, and stunning Gemstone LED soffit lighting creates an inviting first impression. Inside, the home is warm, bright, and welcoming. The main floor offers a dedicated home office, ideal for remote work or study, while upgraded luxury vinyl plank flooring flows throughout the open-concept living space. Triple-pane windows fill the home with natural light while improving comfort and energy efficiency year-round. The kitchen serves as the heart of the home, offering abundant workspace, updated cabinetry, and seamless connection to the dining and living areas. What truly sets this space apart is how beautifully it brings the outdoors in. Expansive windows frame views of the picturesque west-facing backyard, allowing the changing seasons, mature landscaping, and afternoon sunshine to become part of your everyday living experience. Whether preparing meals, gathering around the

dining table, or relaxing by the fireplace, you'll always feel connected to the beauty of the outdoor space beyond. Upstairs, three spacious bedrooms provide comfortable retreats alongside the main bathroom and primary en-suite. The fully finished basement adds valuable living space with room for a media area, games room, fitness space, hobby room, or future fourth bedroom thanks to the existing egress window. Outside, the west-facing backyard is a private oasis designed to capture the afternoon and evening sun. Enjoy summer barbecues on the spacious deck, relax in the included Softub spa, or simply unwind beneath the prairie sky. It's the kind of backyard that encourages you to slow down and stay awhile. Additional upgrades including: KitchenAid appliances (new & still under warranty), upgraded attic insulation, air duct sealing, high-efficiency furnace, hot water tank, Kinetico water dechlorinator, water softener & reverse-osmosis drinking water (new, still under warranty) and A/C ensure comfort, efficiency, and peace of mind for years to come.