



**240 Elgin Meadows Way SE  
Calgary, Alberta**

**MLS # A2318760**



**\$839,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,249 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** Basement Fridge, Stove, Microwave Hoodfan, Washer/Dryer

Welcome to 240 Elgin Meadows Way SE, a beautifully maintained and spacious family home located on a quiet, tree-lined street in the heart of McKenzie Towne. Perfectly positioned facing a picturesque green space, this impressive property offers over 3,100 sq. ft. of developed living space, including a fully finished basement illegal-suite with a separate side entrance. The main floor features gleaming hardwood floors throughout, a versatile den that can easily serve as a fourth bedroom or home office, and a bright open-concept layout designed for modern living. The spacious kitchen is the heart of the home, showcasing granite countertops, a large center island, ample cabinetry, and a walk-in pantry—perfect for both everyday living and entertaining. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary retreat, along with a large bonus room ideal for family gatherings, a media room, or children’s play area. The 2 bedroom basement offers approximately 881 sq. ft. living space with a separate side entrance, providing excellent flexibility for extended family or potential rental income. Step outside to enjoy the private backyard complete with a BBQ deck, creating the perfect space for summer entertaining and relaxation. The rear attached double garage provides ample parking and storage. Located close to parks, pathways, schools, shopping, and all amenities, this exceptional home combines space, functionality, and a highly desirable location. A rare opportunity for growing families, multi-generational living, or savvy investors alike. Check out 3D tour link.