



GRASSROOTS
REALTY GROUP

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98 Elgin Meadows Circle SE
Calgary, Alberta

MLS # A2325115



\$854,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,292 sq.ft.	Age:	2010 (16 yrs old)
Beds:	7	Baths:	5 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Other, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: refrigerator, range hood, dishwasher, electric stove, washer, dryer

5 BDRM FULLY FINISHED HOME, RENOVATED, AND A 2 BDRM LEGAL CARRIAGE HOME WITH PRIVATE ENTRANCE AND PATIO, AND OVERSIZED 2 CAR GARAGE. Appealing to investors, multi-generational families and large families. WELCOME TO SMALL TOWN LIVING in McKenzie Towne... on a quiet street in Elgin Village close to parks. A popular 2-story ASTER floorplan built by Avalon offers a functional open layout with a front flex room and a private main-floor laundry. You will notice when you walk in the newer flooring, newer baseboards, newer 2 yr old carpet, and new paint; it's move-in ready! The Kitchen is stylish with granite, with 3 new SS appliances including a double-door refrigerator, microwave, and hood fan and a large pantry. It overlooks the large great room with a new triple-pane window and a spacious nook with a vaulted ceiling. The upper level has a larger than normal Master bedroom and a 5-piece ensuite bath with dual vanities and a separate shower.. 2 more bedrooms and a 4-piece bath complete the upper level. 95% efficient, variable speed, two-stage furnace with programmable thermostat....Efficient Power Direct Vent 50-gallon hot water heater...2x6 construction, R27 above-grade exterior wall system....R40 roof insulation.. The basement is fully finished, MODERN AND BRIGHT, with 2 more bdrms and a2 ensuite bathrooms. The plumbing is roughed in for a possible illegal suite. In the back is a LEGAL 2 BDRM CARRIAGE SUITE WITH ITS OWN SEPARATE GATE, PATIO AND ENTRANCE. There are two gates, one on each side of the garage; one is for the legal carriage house, THE OTHER IS FOR THE MAIN HOUSE. The LEGAL carriage home has 2 bdrms, 4-piece bath, laundry room, nice open floor plan with a galley kitchen SS appliances, Big windows, dining room, and living room. There is a long-term

tenant who would love to stay. THIS IS A RARE OPPORTUNITY HERE. Very few properties come up for sale in this area, and as a whole, there are few properties in Calgary like this. Don't miss this opportunity.