



GRASSROOTS
REALTY GROUP

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47 Elgin Meadows Road SE
Calgary, Alberta

MLS # A2325756



\$899,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,746 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Heated Garage, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Landscaped, Lawn, Level, Low M		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stucco, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Storage		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Microwave Hood included in Carriage Suite

RARE OPPORTUNITY! This exceptional family home in the heart of McKenzie Towne offers the perfect blend of upscale living and income potential with a legal 2-bedroom carriage suite (826 sq. ft.) above the heated triple detached garage, currently rented for \$1,900/month. The main home offers 1,746 sq. ft., 3 bedrooms, and 2.5 bathrooms, showcasing quality craftsmanship throughout. Highlights include solid maple hardwood flooring, brand-new carpet, 9-foot ceilings on the main floor and basement, an impressive 8-foot custom front door, and central A/C. A front den provides the ideal work-from-home space, while the spacious living room is anchored by a cozy gas fireplace. The well-appointed kitchen features SS appliances, an upgraded hood fan, a gas range with an electric hookup option, and a generous corner pantry offering ample storage. A dedicated dining area is surrounded by large windows with beautiful views of the backyard. Upstairs features 3 bedrooms, including a spacious primary bedroom with a 4-piece ensuite and upgraded triple-pane privacy glass windows. Additional improvements include a water softener, HRV system, central vacuum, radon mitigation system, and an unfinished basement with four oversized windows, ready for your personal touch. Step outside to your private backyard retreat featuring an impressive 575 sq. ft. two-tier deck with a custom pressure-treated pergola, perimeter LED lighting, aluminum railings, and a natural gas BBQ hookup. Mature landscaping includes a fruit-bearing pear tree, boardwalk side storage, and a thoughtfully designed pet area complete with a custom cedar dog door leading to a covered cedar dog house and a separate pebble dog run. The Professionally finished private carriage legal suite features its own separate entrance and dedicated parking stall, with no access through the garage for

maximum privacy. Inside, you'll find durable bamboo flooring, a full-sized kitchen with SS appliances, two spacious bedrooms, a 4-piece bathroom, full-sized in-suite laundry, travertine tile, central vacuum, and elegant glass railings—making it an outstanding mortgage helper or investment property. The heated triple detached garage is a dream for car enthusiasts or tradespeople. Built to an exceptional standard, it features premium 50-year Malarkey shingles, Hardie board siding, triple-pane casement windows with laminated security glass on the lower level, quiet side-mount garage door openers with automatic locking doors, spray foam insulation between the garage and the legal suite for superior soundproofing, 100-amp electrical service, and multiple additional outlets, including dedicated 30-amp (240V) and 50-amp receptacles for EV charging, welders, or heavy-duty equipment. A full concrete apron surrounds three sides of the garage. Located on a quiet street in one of Calgary's most sought-after family communities, this one-of-a-kind property combines an extensively upgraded home with reliable rental income.