



GRASSROOTS

REALTY GROUP

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**101 Elgin Meadows Manor SE
Calgary, Alberta**

MLS # A2327158



\$625,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,918 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: N/A

Perfectly positioned on a peaceful, family-oriented street within the master-planned community of Cranston, this 2009 Cardel-built estate expertly pairs traditional craftsmanship with a highly functional architectural layout. Showcasing an immaculate exterior profile complete with low-maintenance front landscaping and freshly painted accent shutters, this home stands fully prepared for its next chapter. Cross the threshold onto a main floor anchored by warm, sprawling hardwood flooring running seamlessly from front to back. Directly off the entry sits a sun-drenched front flex room—a versatile, wall-free open space designed to serve beautifully as either a formal greeting living room or an executive home office. The core of the home expands into a grand, open-concept social arena: The Kitchen: Engineered for real-world functionality, the culinary space features a medium-sized footprint styled with rich, dark cabinetry, a central social island, a deep corner pantry, modern stainless steel appliances, and a classic built-in hood fan setup. The expansive rear great room is anchored by a cozy gas fireplace, creating a striking focal point for quiet family evenings. A spacious dining alcove sits adjacent to the workspace, flowing directly through rear doors onto a massive outdoor deck terrace. The main floor is completed by a dedicated family laundry command center and a discreet 2-piece powder room. Ascend the staircase to a highly organized upper residential tier, centered around a cozy central bonus room that acts as the perfect intermediate hub for family movie nights, child’s play, or digital learning. A massive owner’s primary offering an expansive footprint, a deep walk-in closet, and a private 4-piece ensuite bathroom completed in premium tile flooring. Two additional generously scaled bedrooms feature bright windows and excellent storage parameters,

sharing a large 4-piece tile family bathroom. The unfinished basement offers a pristine blank canvas for immediate, equity-building future development. The perimeter walls are already studded and insulated, and the footprint features full rough-in plumbing (RIP) for a future bathroom, alongside two large egress windows to ensure maximum code-compliant sunlight for future lower bedrooms. Out back, the fully fenced rear yard leads straight to a massive 22-foot by 22-foot double detached garage, offering premium all-weather parking and ample workshop workspace.