



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

59 Elgin Meadows Park SE
Calgary, Alberta

MLS # A2331673



\$515,000

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,407 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SATURDAY JULY 25th 12-2:30pm Beautiful updates, a functional family-friendly layout and a sunny west-facing backyard come together in this beautifully refreshed home tucked into the welcoming community of Elgin. Fresh interior paint, new carpeting, updated lighting and new front and rear landscaping create an inviting first impression while the side entrance offers excellent flexibility for future development possibilities. Engineered hardwood flooring flows throughout the bright main level where extra living room windows fill the space with natural light. Granite countertops, stainless steel appliances, a pantry and a large island with breakfast seating make the kitchen both stylish and practical for everyday living and entertaining. Patio doors off the dining area open directly to the west-facing backyard, creating an easy transition for summer barbecues and outdoor gatherings. A convenient powder room completes the main floor. Upstairs, a spacious bonus room provides the perfect place to relax, watch movies or easily convert to a third bedroom. Positioned for added privacy, the generous primary bedroom is thoughtfully separated from the second bedroom and features a walk-in closet and a private ensuite. A well-appointed 4-piece bathroom completes the upper level. The unfinished basement offers a blank canvas to customize as your needs evolve. Outside, the fully fenced west backyard includes a patio, grassy play area and a rear parking pad with room to build a future garage. This unparalleled community boasts a splash park in the summer, a winter skating rink and many playgrounds, parks and green spaces. Schools are within walking distance as are transit and the extensive pathway system that winds around the neighbourhood. A wide range of amenities, groceries, diverse shops and numerous eateries are found along High Street in

this quaint community with a small-town feel. Close proximity to 130th Avenue allows for easy access to all the big box stores and oodles of additional restaurant options. This wonderful home exudes pride of ownership throughout with an unsurpassable location!