



GRASSROOTS
REALTY GROUP

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4331 Elgin Avenue SE
Calgary, Alberta

MLS # A2331733



\$689,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,769 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot, Street L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Projector in basement

Turn-key two storey, air-conditioned home with over 2,600 sq. ft. of developed living space in one of McKenzie Towne's most walkable pockets. The main floor opens around a white kitchen with cabinetry to the ceiling, quartz counters, a central island, gas stove with double ovens, and newer stainless fridge and microwave. Luxury vinyl plank flooring runs through an open plan where the kitchen, eating area, and dining room all share the warmth of the wood burning fireplace, while south facing windows fill the living room with light through the whole day. Fresh paint throughout gives the entire home a clean, current feel, and updated light fixtures lift the light in every room. A renovated main floor laundry room, plus a tiled back entry with room for coats and boots, keep the everyday running smoothly. Upstairs you will find four generous bedrooms, ideal for a growing family. The primary easily takes a king bed with room to spare and offers a walk in closet and an ensuite with gorgeous tile flooring and shower. The four piece main bath has been renovated with quartz counters. The lower level adds a large rec room and games room with projector and screen, a four piece bath with updated cabinetry and counters, and a flex room currently used as a home office. Ample storage sits alongside a new hot water tank, one less thing for a new owner to think about. Out back, the south facing yard is fenced and grassed with a concrete patio, outdoor fireplace, and irrigation system, so it stays green with minimal effort. Gemstone lighting sets the tone for every season, and the oversized garage is ideal to park the cars and still have space to work. McKenzie Towne delivers a small town feel with big city convenience: a walking path around the pond, parks, schools, churches, shopping, great local restaurants, and a community centre available to rent for larger gatherings. Move in and enjoy.

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