



GRASSROOTS
REALTY GROUP

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31 Elgin Green SE
Calgary, Alberta

MLS # A2334539



\$659,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,925 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Garage Door Opener, Heated Garage, Oversized, Triple Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Storage		

Inclusions: Pot hanger in back hall, TV wall mounts and TVs (x5), Surround sound speakers. Projector and screen in basement. All benches and built-in shelving in garage. Basement bar fridge. Built-in shelves in basement storage.

Tucked away on a quiet cul-de-sac and proudly offered for the first time by its original owner, this exceptionally maintained property presents a rare opportunity to own a home that seamlessly combines comfortable family living with an extraordinary workshop and garage setup. Situated on a large lot with convenient alley access, the standout feature is the incredible vaulted triple garage/workshop—purpose-built for hobbyists, tradespeople, automotive enthusiasts, or anyone seeking a truly functional workspace. Thoughtfully equipped with 220V power, water service, a bathroom with sink, high-efficiency forced-air furnace, compressor with airline system, multiple built-in workbenches and shelving, and extensive storage throughout, this is a workspace rarely found in residential properties. Behind the garage, a 15' x 40' parking area provides additional room for RV storage and is complete with 30-amp power and an RV sewer dump connection. The home itself offers a well-designed floor plan highlighted by soaring ceilings and generous living spaces throughout. The main floor features a dedicated office and an open-concept layout that connects the living room, dining area, and kitchen. Beautifully crafted cabinetry, stainless steel appliances, a 5-burner gas cooktop with grill option, and abundant workspace make the kitchen both functional and inviting. The living room is wired for surround sound, creating the perfect setting for everyday enjoyment and entertaining. Upstairs, you'll find three spacious bedrooms, including an expansive primary retreat with a massive walk-in closet. The oversized upper laundry room offers exceptional storage and functionality with raised washer and dryer units, while skylights in the upper bathrooms bring in an abundance of natural light. The fully developed basement is designed for entertaining,

featuring a wet bar complete with TV and fridge, projector and screen setup, surround sound with multiple ceiling speakers, a flexible gym or hobby room, substantial storage space, and a 3-piece bathroom rough-in for future development. Step outside to enjoy the spacious rear south facing deck complete with gas line for your BBQ, ambient bar lighting, and a large yard serviced by a five-zone underground irrigation system. with the system fed through the garage and equipped with a convenient blowout connection for seasonal maintenance. Additional features include central air conditioning, central vacuum system, original ownership with evidence of pride throughout. Properties offering this level of workshop functionality, RV accommodation, and thoughtful infrastructure are exceptionally difficult to find. Whether you're looking for a place to pursue your hobbies, run projects, store recreational vehicles, or simply enjoy a home designed with practicality in mind, this unique property delivers.