



GRASSROOTS
REALTY GROUP

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4728 Elgin Avenue SE
Calgary, Alberta

MLS # A2334964



\$749,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,885 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating: Fireplace(s), Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: none

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

This is the kind of home where kids can head out the back gate with a soccer ball, play tag, or spend the afternoon playing catch in the open green space. With no neighbours behind, this well-kept 3+1 bedroom home with an attached front double garage has over 2,500 sq. ft. of finished living space and sits in one of McKenzie Towne's best spots, backing directly onto the park and sports fields. Designed for family living, the bright and open main floor features 9-foot ceilings and a spacious living room anchored by a stunning stone-faced fireplace. The thoughtfully designed kitchen offers white counters, a large island with seating, stainless steel appliances (including a brand-new dishwasher), a walk-in pantry, and an abundance of cabinetry. The adjacent dining area overlooks the private backyard and the green space beyond. Upstairs, the versatile bonus room is perfect for a playroom, homework area, or movie nights. The spacious primary retreat features a walk-in closet and a private 5-piece ensuite with dual vanities, a soaker tub, and a separate shower. Two additional bedrooms, a full 4-piece bathroom, and an upper-floor laundry room complete this level. The finished basement is an ideal and flexible space, with a large family or media room, a fourth bedroom, and another full bathroom. The backyard is where this home truly stands apart. Enjoy summer evenings on the large private deck with a gas BBQ hookup. With direct access to the park, the kids have endless space to burn off energy in the green space and sports fields - right from your back gate. It's the setting families dream about but rarely find. Additional features include central air conditioning, a central vacuum system, and a double attached garage. Living in McKenzie Towne means becoming part of one of Calgary's most established family communities. Residents love the

charming small-town feel, tree-lined streets, beautiful parks and pathways, and the vibrant High Street district with its caf  s, restaurants, local shops, fitness studios, and everyday conveniences. Schools, transit, South Trail Crossing, Seton, and South Health Campus are all minutes away, making this an exceptional place to call home.