



GRASSROOTS
REALTY GROUP

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10 Elgin Drive SE
Calgary, Alberta

MLS # A2343814



\$605,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,751 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, No Smoking Home, Pantry		
Inclusions:	None		

Welcome to this charming two-storey home nestled on a quiet, tree-lined street in the highly sought-after community of McKenzie Towne. Thoughtfully designed for comfortable family living, this home offers a bright and inviting layout with stylish finishes throughout. The heart of the home is the beautifully appointed kitchen, featuring elegant black granite countertops, stainless steel appliances, and ample workspace. The kitchen flows seamlessly into the sun-filled dining area and cozy family room, where a warm fireplace creates the perfect gathering place. A versatile partitioned space on the main floor can easily serve as a home office, playroom, or formal dining room to suit your lifestyle. Upstairs, the spacious primary retreat boasts a walk-in closet and a private 4-piece ensuite complete with a luxurious soaker tub. Two additional generously sized bedrooms and a second full 4-piece bathroom provide plenty of space for family or guests. The fully finished basement expands your living space with a large recreation area, a separate section ideal for a home gym, a convenient bar area, and an additional 2-piece bathroom. Step outside to enjoy the private backyard oasis, where a large deck offers a cool, shaded retreat beneath a mature tree. Completing the property is a 22' x 22' detached double garage with access from a paved rear lane. This well-maintained home combines comfort, functionality, and an exceptional location—ready to welcome its next family.