



GRASSROOTS
REALTY GROUP

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43 Elgin Drive SE
Calgary, Alberta

MLS # A2346941



\$699,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,838 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated, Overhead		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Live in Elgin, nestled within the vibrant community of McKenzie Towne. This gorgeous two-storey home features an oversized detached garage and offers over 2,700 sq. ft. of developed living space. From the moment you step inside, you will feel right at home. The spacious foyer opens gracefully into a bright living room, centered around a cozy fireplace and framed by large windows that flood the home with natural light. The fully renovated kitchen is a true showstopper. Built for those who love to cook, bake, and entertain, it boasts: • Quartz countertops and updated lighting and fixtures • An extra-long island, extended cabinetry, and built-in cabinets specifically designed for your decor, cookbooks, and oversized appliances • New stainless-steel appliances, including a wine fridge • A practical corner pantry and an integrated garbage/recycling drawer The adjacent dining area easily accommodates large family meals and flows seamlessly into a spacious back foyer, which houses a dedicated laundry room, a 2-piece bath, and direct access to a massive two-tiered deck. Durable luxury vinyl plank flooring flows throughout the entire main level. Upstairs, plush new carpet leads you to an expansive primary retreat featuring a 5-piece ensuite with a soaker tub, double sinks, a separate shower and toilet room, plus a massive walk-in closet. Two additional generously sized bedrooms and a full 4-piece bath complete the upper level. The fully finished basement expands your living area with a large family room equipped with a wet bar, two additional bedrooms, and a 4-piece bath featuring a convenient cheater door access. Out back, the west-facing yard is a private oasis designed for relaxation, boasting low-maintenance landscaping, calming water features, and mature trees for added privacy. Move-in ready and perfectly situated near top-rated schools,

local shopping, public transit, parks, and scenic pond walking paths—this exceptional property is a must-see.