



GRASSROOTS
REALTY GROUP

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123 Elgin Meadows Way SE
Calgary, Alberta

MLS # A2347475



\$629,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,052 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Storage Shed, Digital Pin pads, TV Wall mounts, Wall mounted shelves

OPEN HOUSE SATURDAY OCTOBER 10th 11AM-1PM AND SUNDAY OCTOBER 11th 11AM-1PM. Welcome to this spacious and beautifully updated family home in the heart of McKenzie Towne! Offering 2,050 sq. ft. above grade, this 3-bedroom, 2.5 bathroom home combines generous room sizes, thoughtful updates, an abundance of natural light and plenty of opportunity to make the space your own. Step inside to a bright and inviting main floor featuring 9-ft ceilings, updated living room flooring, fresh paint and updated lighting throughout. The open-concept kitchen and living area is perfect for everyday family life and entertaining, with a cozy fireplace with upgraded fireplace surround and built-in cabinets adding warmth and character. The generous dining area provides plenty of room for family meals and gatherings. The versatile main-floor flex room adds another layer of functionality, offering the perfect space for a home office, playroom, hobby space, study or quiet retreat, with the flexibility to adapt as your family's needs change. Upstairs, you'll find a large bonus room offering incredible flexibility — perfect as a family room, movie room, kids' play space, home office or additional entertaining area. The spacious primary bedroom features plenty of room for a king-sized bedroom suite, along with a 5-piece ensuite and walk-in closet. Two additional bedrooms and a full bathroom complete the upper level. The unfinished basement offers exceptional future potential. Along with abundant storage space, there is an additional large room framed with electrical and wiring already completed, providing an excellent opportunity for a large fourth bedroom or or additional space depending on your family's needs. Outside, enjoy the landscaped backyard and oversized deck — perfect for summer entertaining. Convenient street parking directly in front of the

home makes everyday parking easy for residents and guests, while back-lane access and the generous rear yard provide an excellent opportunity to add a detached garage in the future. Additional updates include newer appliances, updated flooring, lighting, doors, laundry cabinetry and exterior improvements. Located in the family-friendly community of McKenzie Towne, you're close to parks, pathways, schools, shopping, restaurants and all the amenities the area has to offer. With its generous floor plan, large bonus room, spacious primary suite, flexible basement and excellent parking, this home offers comfortable family living today with plenty of opportunity for tomorrow