

35 Elgin Green SE
Calgary, Alberta

MLS # A2178957



\$649,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,957 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Lawn, Landscaped, Level, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, See Remarks, Vinyl Siding, Wood Siding	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Skylight(s), Soaking Tub, Vinyl Windows		

Inclusions: N/A

Looking for the perfect home at an affordable price? Boasting over 2930+ sq ft of living space, this home displays the perfect blend of comfort and style. With 9-foot knock down ceilings on the main floor, enjoy the open and airy atmosphere throughout. The heart of the home is the beautiful kitchen, featuring maple cabinets, SS appliances, a corner pantry and a raised bar ledge that overlooks the spacious dining and living areas. The dining room boasts expansive wall-to-wall windows and sliding doors that lead to a generous deck. The living room showcases a corner fireplace with an elegant stone surround, adding warmth and character to the space. A maple wood and wrought iron railing accentuates the space leading upstairs. A separate office offers a quiet workspace. Four bedrooms and three and a half bathrooms, provide ample space for family living and entertaining guests. The large primary bedroom suite includes an ensuite bathroom with oversized soaker tub, separate shower, walk-in closet, and a skylight that floods the space with natural light. A fully developed basement provides additional living space, with its 9-foot ceiling and large windows, 4th bedroom and additional bathroom. The fenced South facing backyard features a composite deck and interlocking brick patio, while also backing onto a large park, creating a serene outdoor oasis. Recent updates include - roof shingles & hot water tank (3 years ago), furnace & A/C (3 months ago). As an added bonus, the property includes a triple, heated, insulated, and wired garage, providing ample space for vehicles and storage.