

39 Elgin Terrace SE  
Calgary, Alberta

MLS # A2196364



**\$748,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,102 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Kitchen Island, Quartz Counters		

**Inclusions:** Doorbell Camera, Green House, Fire Pit, Attached Garage Shelving, TV in Weight Room, Garage Fridge, Underground Sprinkler

Welcome to this beautifully upgraded home in the highly desirable community of McKenzie Towne, just steps from McKenzie Highlands School (Grades 4-9), The Elgin hill (tobogganing in the winter!), scenic ponds with pathways & playground, & vibrant High Street. Designed with both style & function in mind, this home boasts 9 ft ceilings creating an elegant & inviting atmosphere. The main floor offers a thoughtful layout with a front room, open-concept kitchen, breakfast nook, living room, half-bath, & convenient main-floor laundry. The fully renovated kitchen features quartz countertops, new custom cabinets, & a sleek wall-mounted hood range, making it a true chef's dream. Upstairs, you'll find four spacious bedrooms, including the luxurious primary retreat with an oversized ensuite. The 9 ft ceilings continue into the fully developed basement, where you'll discover a gym with a bamboo feature wall, two spacious rec rooms, an office, & a 3-piece bath with heated floors. There's also a cold room & additional storage space, ensuring plenty of room for all your needs. The outdoor space is an extension of the home, featuring a large deck, 600 sq. ft. of stamped concrete, & a greenhouse with a built-in irrigation system that is properly drained for effortless watering. The oversized detached garage is a dream for hobbyists, fully insulated & heated, with 220 Volt power, acid-stained sealed floors, built-in storage, an oversized garage door, & even a built-in winch. Additional upgrades include an underground irrigation system (front, back, and side yards), new furnace, high-efficiency windows, central A/C & insulated interior walls & floors for superior soundproofing & energy efficiency. This home is a true gem in McKenzie Towne—don't miss your chance to make it your own!!