

38 Elgin Meadows Green SE
Calgary, Alberta

MLS # A2204386



\$719,800

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,040 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed

Open House Sat noon-2pm! Welcome to this original owner home in the beautiful community of Elgin in Mckenzie Towne! This charming open plan home offer tons of natural light and is fully developed and move in ready. As soon as you enter this home you are greeted with beautiful custom railings that lead you into the main living room area complete with a cozy fireplace. The dining room is open to the kitchen with newer Stainless steel appliances. There is a formal area that can be used as a dining room or den/office. This level has a spacious laundry room and 2 piece bathroom. The back yard has 900 sq feet of stamped concrete and a deck for you to enjoy those hot summer nights and an Air Conditioner to cool you off! The second level has a generous primary bedroom with both a walk in closet and a 4 piece en suite bathroom complete with separate shower and tub! There are two more nice sized bedrooms and another 4 piece bathroom along with a bonus room that could be a gym or living room area! The basement is fully developed with 4th bedroom, bathroom and rec room/living room area. Appliances are 2 years old and the hot water tank was just replaced in Jan, 2025. Complete with a double detached garage this home is move in ready! Enjoy all the wonderful amenities this family friendly area has to offer including High Street, shopping, schools, public transit, and quick access to Stoney trail! Book your showing today!