



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**50 ELGIN PARK Road, Calgary V1V 2Y2**

MLS® #: **A2125938**

Area: **McKenzie Towne**

Listing Date: **04/25/24**

List Price: **\$899,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2002**

Lot Information

Lot Sz Ar: **5,769 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,270**

Low Sqft:

Ttl Sqft: **2,270**

DOM

**24**

Layout

Beds: **3 (3 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**See Remarks**

**Double Garage Attached,Oversized**

Utilities and Features

Roof: **Asphalt**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

**Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**

Int Feat:

**Ceiling Fan(s),Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Track Lighting,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>17`5" x 17`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 13`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`5" x 14`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`10" x 13`8"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`1" x 5`10"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`1" x 11`6"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>20`4" x 17`3"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>12`0" x 13`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`10" x 11`6"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`10" x 4`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`9" x 4`9"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**0210388**

Remarks

Pub Rmks: **Executive McKenzie Towne home located on a quiet street in Elgin Estates. With its spacious layout and thoughtful design, it offers a comfortable and inviting living space. The combination of modern amenities and classic charm creates a welcoming atmosphere throughout the home. The covered front veranda sets the tone for the home's inviting ambiance, leading into an open front entrance that seamlessly flows into the den/office area. The living room with a bay window seat and cushions, provides a cozy retreat for relaxation or entertaining guests. The kitchen is undoubtedly the heart of the home, featuring a center island with a breakfast bar, granite counter-tops, a corner pantry, and ample cupboard and counter space. The adjacent eating nook, which walks out to a large deck, is perfect for enjoying meals while taking in views of the surrounding park and Inverness Pond. Natural sunlight floods the home through extra-large windows, creating a bright interior. The impressive staircase, with wrought iron spindles and an overhead skylight, adds a touch of elegance as it leads to a spacious primary bedroom. Complete with a 5-piece ensuite and a walk-in closet, the primary bedroom offers a luxurious retreat. Two additional bedrooms, an upper laundry room for convenience, and a large landing complete the upper level of the home. The finished walk-out basement adds even more living space, with a 3-piece bathroom, a 4th bedroom/den, and an open recreation room providing flexibility for various activities and lifestyles. There is plenty of storage and closet space throughout the home and in the basement. The oversized garage, equipped with 220v wiring, offers additional convenience for vehicle parking and storage needs. Conveniently located close to schools, shopping, parks, and pathways, this home offers the best of both worlds: a peaceful retreat in a desirable neighborhood with easy access to amenities and outdoor recreation. It truly seems like an ideal place to call home!**

Inclusions: **N/A**  
Property Listed By: **Real Estate Professionals Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

















