



THE
A-TEAM

**RE/MAX
FIRST**

74 ELGIN PARK Road, Calgary T2Z 4B8

MLS®#: **A2140496** Area: **McKenzie Towne** Listing Date: **06/18/24** List Price: **\$1,088,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **6,092 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,655**
 Low Sqft:
 Ttl Sqft: **2,655**

DOM

12
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Fruit Trees/Shrub(s),Front Yard,Garden,Landscaped,Rectangular Lot,See Remarks**

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Playground**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,See Remarks,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Range,Garburator,Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`0" x 5`1"
Foyer	Main	7`4" x 6`10"
Living Room	Main	17`8" x 15`6"
Office	Main	10`0" x 12`4"
5pc Ensuite bath	Second	16`2" x 15`9"
Bedroom	Second	10`11" x 12`5"

Room	Level	Dimensions
Dining Room	Main	13`6" x 7`6"
Kitchen	Main	12`4" x 15`5"
Mud Room	Main	10`4" x 5`9"
4pc Bathroom	Second	4`11" x 9`3"
Bedroom	Second	11`11" x 13`2"
Laundry	Second	6`3" x 9`3"

Bonus Room
Walk-In Closet
Bedroom
Game Room

Second
Second
Basement
Basement

16`0" x 15`5"
12`10" x 7`0"
12`2" x 11`10"
28`8" x 23`3"

Bedroom - Primary
4pc Bathroom
Other
Other

Legal/Tax/Financial

Second
Basement
Basement
Basement

13`6" x 15`9"
13`8" x 11`2"
6`11" x 5`6"
16`5" x 13`4"

Title:
Fee Simple
Legal Desc:

0210388

Zoning:
R-1N

Remarks

Pub Rmks: **An EXQUISITE custom built ALBI home 4 bedroom with over 3,850 sq ft of living space on all 3 levels, located in the sought after Elgin Estates of McKenzie Towne, just steps from The Inverness Pond & Park! Welcoming front porch with beautiful curb appeal. As you enter the foyer, you are greeted with an open floor plan boasting wide S.E. facing windows bringing abundance of natural lights. Main Floor features gleaming hardwood flooring, elegant living room has gas fireplace, den/office with double French doors & tile flooring. 2 pc powder room & mud room from garage. Gourmet kitchen has stainless steel appliances, granite counters, large island, raised breakfast bar, built-in wine rack & walk-through pantry with built-in cabinets providing ample storage space. Bright kitchen nook has door opens to the large wood deck, perfect place for your morning coffee, enjoying the spectacular views of the Pond & green space. Classy stairs to the upper floor, the large bonus room with vaulted ceiling, a perfect place for TV/games night, or for kids play room. Spacious master bedroom has vaulted ceiling, walk-in closet, relax in the 5 pc Spa -inspired ensuite with double sinks, oversized shower with dual shower heads, dual vanities & soaker tub. Central upper floor laundry with door to Master walk-in provides convenience. Two good sized bedrooms with their own walk-in closets & the 4 pc main bath. Lower level is the fully developed walk-out basement with gas fireplace, "Sierra Stone" flooring, 9 ft ceilings, large rec room, 4th bedroom , wet bar & 4 pc bathroom. Other features include air-conditioned, tankless hot water, underground sprinklers system, newer roof shingles & oversized garage..."Pride of Ownership" completes the package. Fantastic location, backing onto green walking path and steps from the pond. Enjoy all the amenities McKenzie Towne offers : restaurants, shops, cafes...walking distance to McKenzie Highlands School. This is truly a gem and a perfect home for your growing family - move in ready ! Move in before school starts!! Book your showings and become the proud owner of this beautiful home!!!**

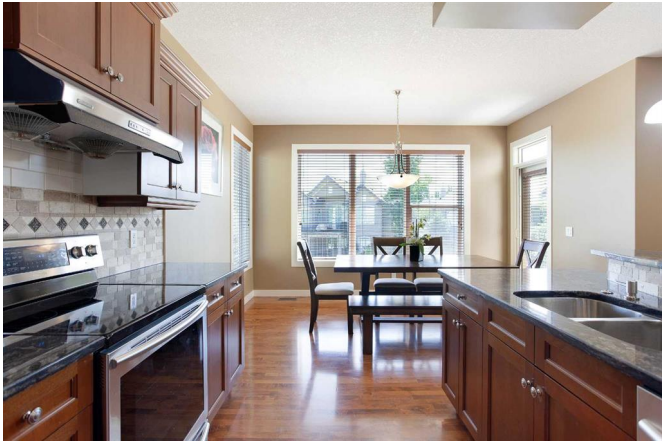
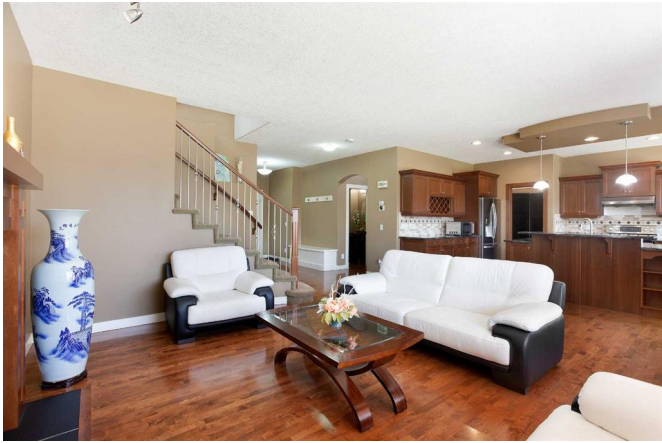
Inclusions:
Property Listed By:

Raised wood garden structure, Vacuum system & attachments
Stonemere Real Estate Solutions

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













74 Elgin Park Rd SE, Calgary, AB

1st Floor Exterior Area 138.03 sq ft
Interior Area 1291.43 sq ft
Excluded Area 593.72 sq ft



PREPARED: 2024/09/13



White regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

74 Elgin Park Rd SE, Calgary, AB

2nd Floor Exterior Area 1027.26 sq ft
Interior Area 1365.59 sq ft
Excluded Area 2.60 sq ft



PREPARED: 2024/09/13



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