



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**179 ELGIN MEADOWS Way, Calgary T2Z 0W7**

MLS® #: **A2145330**

Area: **McKenzie Towne**

Listing Date: **06/28/24**

List Price: **\$709,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2012**  
Lot Information  
Lot Sz Ar: **4,165 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,750**  
Low Sqft:  
Ttl Sqft: **1,750**

DOM

**4**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **3**

Access:

Lot Feat:

**Back Lane,Back Yard,Backs on to Park/Green Space,Environmental Reserve,Landscaped,Level,Rectangular Lot,Treed**

Park Feat:

**220 Volt Wiring,Alley Access,Heated Garage,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Awning(s),Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Induction Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`6" x 10`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 9`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`11" x 9`11"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>9`5" x 6`5"</b>
<b>Pantry</b>	<b>Main</b>	<b>4`4" x 4`3"</b>	<b>Mud Room</b>	<b>Main</b>	<b>9`2" x 5`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`8" x 12`8"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>7`8" x 6`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`9" x 9`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`11" x 8`11"</b>

Bedroom	Lower	13`0" x 11`5"	Den	Lower	11`10" x 7`4"
Family Room	Lower	14`9" x 14`3"	4pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	R-1N
Legal Desc:	1014430
Remarks	

Pub Rmks:	<p>A great opportunity to own this lovely, well maintained AIR CONDITIONED home that backs onto the ENVIRONMENTAL RESERVE and has a heated TRIPLE DETACHED GARAGE (built in 2018)!! The peaceful location of this beautiful property is still just a short walk away from all of the conveniences of McKenzie Towne, schools, parks and pathways! Walk up to the front covered porch and in through the front door to an open, high ceiling foyer with lots of natural light. The main floor has walnut hardwood, dining room with access to the kitchen through a coffee bar/panty area providing for easy entertaining, breakfast bar, family room with stone fireplace and dining nook overlooking the beautiful SOUTH backyard/deck. Kitchen appliances have all been replaced in the last 5 years (induction stove, fridge, dishwasher, microwave/convection oven) as well as the washer and dryer. The second floor has a spacious primary bedroom complete with a 4 piece ensuite &amp; walk-in closet and 2 other good sized bedrooms. One of the bedrooms hosts a handy wallbed/desk! The basement has a large bedroom and den finished with cozy cork flooring. There is a partially completed family room and bathroom and the seller will leave all the building supplies that were purchased for the new owner (flooring, bathroom fixtures). The private backyard has a large deck, gazebo, hot tub, landscaping and walkway to the triple garage. Lots of privacy here and the paved alley is well kept and backs onto a peaceful Environmental Reserve with trees and natural green space. This home has a ton to offer!</p>
Inclusions:	Hot tub (2018), gazebo, refrigerator in basement, building supplies to finish basement (cork flooring, bathroom fixtures, paint)
Property Listed By:	RE/MAX First

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

























