

209 ELGIN ESTATES Park, Calgary T2Z 0N6

MLS®#: **A2147997** Area: **McKenzie Towne** Listing Date: **07/19/24** List Price: **\$999,950**
 Status: **Active** County: **Calgary** Change: **-\$25k, 15-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **5,974 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,394**
 Low Sqft:
 Ttl Sqft: **2,394**

DOM

59
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **City Lot,Landscaped,Underground Sprinklers,Rectangular Lot,Treed**
 Park Feat: **Aggregate,Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Misting System,Private Yard**

Construction: **Composite Siding,Stone**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Range,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Garage Control(s),Microwave Hood Fan,Washer/Dryer**
 Int Feat: **Central Vacuum,Pantry,Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`0" x 13`0"	Dining Room	Main	13`6" x 9`6"
Living Room	Main	16`8" x 15`6"	Den	Main	12`0" x 10`0"
Entrance	Main	10`0" x 7`0"	Family Room	Main	20`2" x 15`8"
Laundry	Second	9`4" x 6`0"	Game Room	Lower	16`2" x 12`10"
Bedroom - Primary	Second	14`8" x 13`6"	Bedroom	Second	12`6" x 11`0"
Bedroom	Second	11`10" x 11`2"	Bedroom	Lower	13`0" x 11`0"
2pc Bathroom	Main	5`6" x 5`2"	4pc Bathroom	Lower	9`6" x 4`11"

5pc Ensuite bath

Second

16`2" x 9`4"

4pc Bathroom

Second

9`6" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0811478

Remarks

Pub Rmks: **We invite you to experience the epitome of elegance at 209 Elgin Estates Park, nestled in the heart of McKenzie Towne. From the moment you arrive, the unparalleled curb appeal of this estate home sets the stage for a remarkable living experience. As you step inside, you're welcomed by an elegant staircase and impeccable attention to detail that exudes class throughout the home. Exceptionally well-maintained, pride of ownership is evident throughout. The main floor seamlessly blends functionality and style, featuring a spacious living and dining area adorned with timeless hardwood floors. The chef-inspired kitchen is a culinary dream, equipped with top-of-the-line appliances, custom cabinetry, and stunning granite countertops and oversized pantry. Step out onto the deck to enjoy your morning coffee in a serene outdoor space. Additionally, a generously sized office on this floor is perfect for those who work from home. Upstairs, the primary bedroom is a true oasis, featuring a luxurious five-piece ensuite with a deep soaker tub, walk-in shower, and a large walk-in closet with a custom-built vanity. Two additional bedrooms and another five-piece bathroom provide ample space for family or guests. The conveniently located walk-through laundry (from the primary bedroom) adds to the home's functionality and practicality. The walk-out basement offers a spacious family room, an additional bedroom, a four-piece bathroom, a rec room, and plenty of storage. Enjoy the comfort of central air conditioning ensuring year-round comfort. Step outside to discover your very own backyard oasis, complete with a hot tub and private sitting area. Lush landscaping featuring trees, shrubs, and flowers, the yard is ideal for outdoor gatherings, leisurely afternoons and unwinding together at the end of the day. Ideally located on a quiet crescent, this home is just steps away from the tranquility of Inverness Pond and Pirate Park, making evening walks a delightful experience. With abundant amenities including restaurants, shops, and cafes and services, McKenzie Towne offers a lifestyle of convenience and luxury. Don't miss your chance to make this stunning property your own. Experience luxury living at its finest at 209 Elgin Estates Park!**

Inclusions: **Shed in the yard, hot tub & TV wall mounts**
Property Listed By: **RE/MAX First**

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











