



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**50 ELGIN PARK Road, Calgary T2Z 4B8**

MLS®#: **A2154677**      Area: **McKenzie Towne**      Listing Date: **08/03/24**      List Price: **\$900,000**  
 Status: **Pending**      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: **2,274**  
 Low Sqft:  
 Ttl Sqft: **2,274**

DOM

**46**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Fire Pit**

Construction: **Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Skylight(s),Stone Counters,Storage,Track Lighting,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	13`6" x 14`8"	Bedroom	Second	10`1" x 13`10"
Bedroom	Second	10`1" x 11`6"	Bedroom	Basement	13`9" x 11`10"
3pc Bathroom	Basement		2pc Bathroom	Main	
4pc Bathroom	Second		5pc Ensuite bath	Second	
Living Room	Main	17`1" x 17`4"	Dining Room	Main	14`0" x 12`0"
Game Room	Basement	23`7" x 25`11"			

Title:  
**Fee Simple**  
Legal Desc:

**0210388**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**Introducing an exquisite estate home in the prestigious Eglin Estates, featuring one of the most sought-after floor plans crafted by Albi Homes. This stunning residence offers nearly 3,500 sq. ft. of beautifully developed living space and backs onto serene greenspace with picturesque views of Inverness Pond—ideal for a new family to enjoy. As you enter, a spacious foyer welcomes you with abundant natural light that flows into an open-concept design. The front formal dining room, complete with elegant French doors, is generously sized to accommodate your dining table, hutch, and more. The bright living room centers around a cozy gas fireplace and includes a charming built-in window seat. The dream kitchen is a chef's paradise, featuring an island and a separate breakfast bar, both adorned with granite countertops. It boasts ample workspace, plenty of cupboards, and drawers to meet all your culinary needs. The cozy breakfast nook offers views of the professionally landscaped yard and leads to an upper balcony, where you can relish the tranquil scenery of greenspace and Inverness Pond. An impressive staircase with wrought iron spindles and an overhead skylight guides you to the upper level featuring spacious primary bedroom, with vaulted ceilings, a luxurious 5-piece ensuite, and a walk-in closet. This level is completed by two additional bedrooms, a 4-piece bathroom, an upper laundry room, and a large landing with a cozy nook. The fully finished walk-out basement adds more living space, featuring a 3-piece bathroom, a fourth bedroom/office, an open recreation room, and a workshop. With plenty of closet space and storage throughout, this home has it all. Other impressive features of this home include, central air conditioning to ensure year-round comfort for homeowners, and a generous mudroom leading to an oversized finished garage, complete with built-in storage. Bask in the sunny southern exposure from the spacious front porch, an ideal spot for relaxation. Conveniently situated within walking distance of the junior high school, High Street shops, and picturesque pathways that beckon you to explore the vibrant seasons and local wildlife. Additionally, you're merely minutes away from South Campus Hospital. This remarkable home is available for quick possession, allowing you to enjoy the remainder of summer. Schedule your showing today!**

Inclusions:  
Property Listed By:

**N/A**  
**CIR Realty**

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

























