



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**64 ELGIN MEADOWS Manor, Calgary T2Z 0S1**

MLS® #: **A2162852** Area: **McKenzie Towne** Listing Date: **09/04/24** List Price: **\$685,000**  
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2008**  
Lot Information  
Lot Sz Ar: **5,489 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,525**  
Low Sqft:  
Ttl Sqft: **1,525**

DOM

**14**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Low Maintenance Landscape,Paved,Private,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Geothermal**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 9`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`6" x 11`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>16`0" x 14`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 9`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`0" x 10`6"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	
<b>4pc Ensuite bath</b>	<b>Upper</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>17`0" x 10`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`0" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`0" x 11`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`6" x 9`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>4pc Bathroom</b>	<b>Upper</b>	

Title:  
**Fee Simple**  
Legal Desc:

**0813057**

Zoning:  
**DC (pre 1P2007)**

Remarks

Pub Rmks: **Don't miss this beautiful home in the desirable community of McKenzie Towne. Discover the epitome of modern, eco-conscious living with this stunning 3 + 1 bedroom home, perfectly positioned on a rare, expansive corner lot with just over 2200 sqft of developed space. This carbon-neutral property not only promises a move-in ready experience but also champions environmental sustainability with its geothermal heating and cooling system which ensures your home remains warm in winter and cool in summer, all while boasting impressively low utility bills. This home features 3.5 bathrooms, including a lavish primary suite with a walk-in closet and a 4-piece ensuite. The additional bedroom in the finished basement, complete with a walk-in closet and 3-piece bathroom, offers flexibility for guests or family. Revel in the blend of carpeted comfort upstairs with durable laminate flooring on the main level and basement. The contemporary kitchen stands ready for culinary adventures, complemented by the convenience of main floor laundry. In the backyard your private oasis awaits complete with a large, two-tier composite deck equipped with natural gas connections for seamless outdoor entertaining, a 7-person hot tub (2020) for relaxation or social gatherings. You will enjoy the privacy enhanced by mature trees, a pergola, and a new vinyl fence. A detached, insulated two-car garage with power, ceiling storage, and finished with particle board walls complete the space. The paved laneway adds to the property's functionality and curb appeal. This amazing home is situated in a desirable neighborhood, this corner lot not only provides ample street-side parking but also places you in one of Calgary's most sought-after areas, known for its community and convenience. This home isn't just a place to live; it's a lifestyle choice for those who value comfort, efficiency, and the environment. Fully landscaped and ready for you to make memories, this property represents a unique opportunity to own a piece of sustainable comfort. Act quickly - homes like blending eco-innovation with prime location, are rare.**

Inclusions: **Hot Tub, Pergola, Deep Freeze**  
Property Listed By: **RE/MAX Landan Real Estate**

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

























