



THE
A-TEAM

**RE/MAX
FIRST**

108 ELGIN ESTATES Park, Calgary T2Z 0B8

MLS®#: **A2165471** Area: **McKenzie Towne** Listing Date: **09/13/24** List Price: **\$915,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **5,618 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,588**
 Low Sqft:
 Ttl Sqft: **2,588**

DOM
6
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Front Yard,Lawn,Irregular Lot,Landscaped,Level,Rectangular Lot,Treed**
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,Oversized,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Other,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	11`5" x 8`2"	Great Room	Main	15`11" x 13`0"
Dining Room	Main	11`0" x 8`11"	Kitchen	Main	16`0" x 13`2"
2pc Bathroom	Main		Family Room	Upper	14`0" x 13`2"
Bedroom - Primary	Upper	15`11" x 12`11"	5pc Ensuite bath	Upper	
Bedroom	Upper	13`0" x 10`11"	Bedroom	Upper	13`0" x 10`11"
4pc Bathroom	Upper		Laundry	Upper	8`2" x 7`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0612713

Remarks

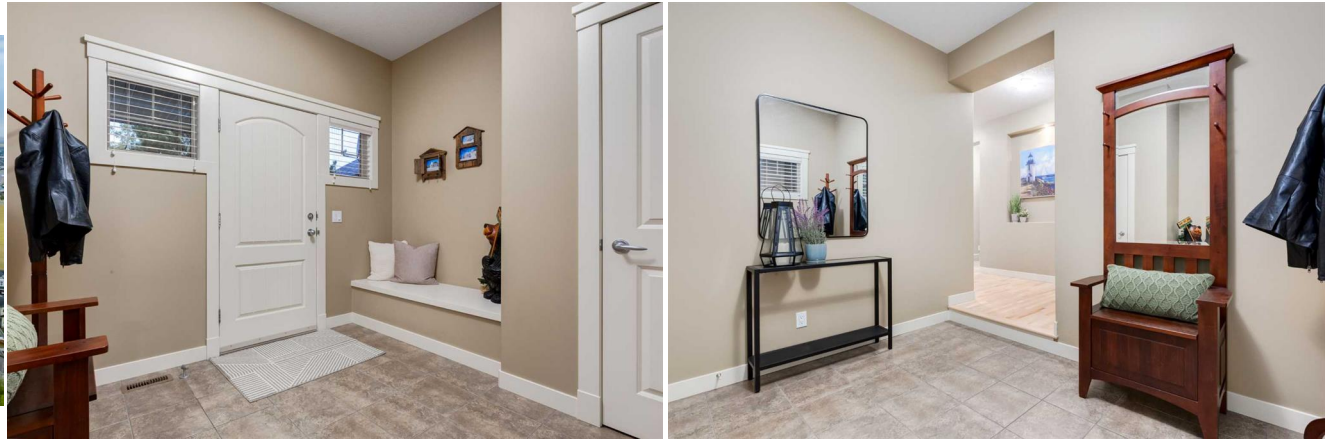
Pub Rmks:

Welcome to Elgin Estates Park! The main floor boasts an open floorplan with gorgeous hardwood floors, soaring vaulted ceilings in the great room with floor to ceiling windows to provide an abundance of natural light. Your guests are greeted by a spacious foyer with built-in seating and a front flex room, perfect for a home office. From there you enter into the spacious main living area with the great room featuring a gas fireplace, dining room and the well appointed kitchen which any chef would love to have. This well appointed kitchen boasts plenty of cabinets and counter space, central island with seating, a pantry and stainless appliances and access to your private and fully fenced backyard. A 2 piece bath and the mud room complete this level. Upstairs you have a family room loft area overlooking the great room below, the primary bedroom with walk-in closet and 5 piece ensuite with soaker tub and separate shower, plus 2 additional bedrooms, the main bath and a laundry room with sink and cabinets. The unfinished basement awaits your design ideas to expand your living space. This move in ready home is well maintained and features central air conditioning (2023) and a new roof (2019). The double attached garage is oversized, has been roughed-in for in-floor heat, has an extra storage area and access to a separate workshop which has a door leading to the backyard. Your private oasis backyard has a deck, large patio area and plenty of privacy fencing and trees. This home is located within an easy walk of parks, playgrounds, Inverness pond and transit, has good access to major thoroughfares and an easy commute to the South Calgary Health campus. This home is not to be missed!

Inclusions:
Property Listed By:

RE/MAX First

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

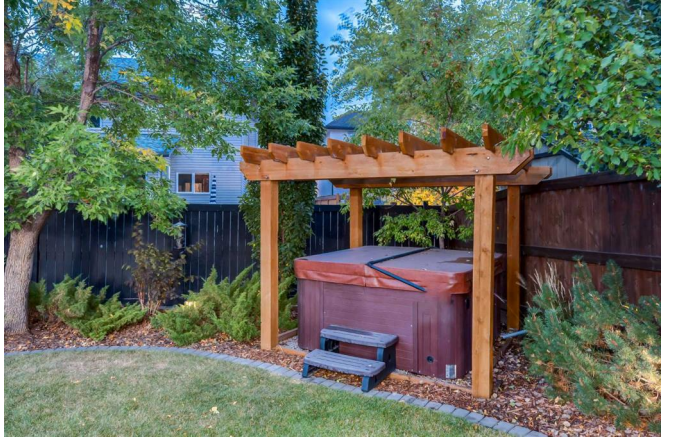














108 ELGIN ESTATES PARK SE

MAIN LEVEL BRIDE WARE AREA (MS): 1194.612 FT.² 111.922 M.²
UPPER LEVEL BRIDE WARE AREA (MS): 1284.252 FT.² 119.102 M.²
TOTAL MS: 2478.864 FT.² 231.024 M.²

CONTACT: JESSE BYDEVAATE
PHONE: 403-551-0284
EMAIL: REALTORJESSE@GMAIL.COM



All Measurements (Sq. Ft.) and Areas (Sq. Ft.) are calculated using 3D-BIM measurement standards and are based on 3D models through Eagle's Photos.
Eagle's Photos (Measure) and software is of the user's responsibility, subject to the stated terms and conditions. This report is non-representative and may not be used.