



THE
A-TEAM

**RE/MAX
FIRST**

2 ELGIN PARK Common, Calgary T2Z 4B8

MLS®#: **A2167243**

Area: **McKenzie Towne**

Listing Date: **09/27/24**

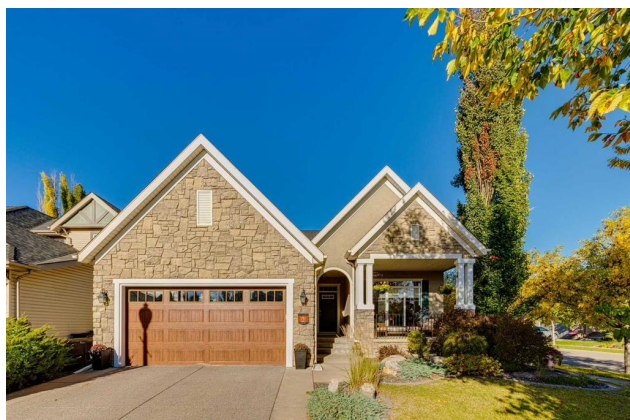
List Price: **\$959,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2002**

Finished Floor Area

Abv Sqft: **1,850**

Low Sqft:

Ttl Sqft: **1,850**

Lot Information

Lot Sz Ar: **6,609 sqft**

Lot Shape:

DOM

9

Layout

Beds: **4 (2 2)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stone,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Oven,Refrigerator,Washer,Window Coverings

Int Feat:

Built-in Features,Ceiling Fan(s),Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`0" x 14`6"
Living Room	Main	16`6" x 15`6"
Laundry	Main	8`0" x 5`0"
4pc Ensuite bath	Main	8`0" x 5`0"
Game Room	Basement	28`0" x 17`0"
Bedroom	Basement	13`0" x 11`0"

Room	Level	Dimensions
Dining Room	Main	11`0" x 10`6"
Bedroom	Main	13`0" x 12`6"
Bedroom - Primary	Main	16`6" x 13`6"
4pc Bathroom	Main	10`0" x 9`0"
Bedroom	Basement	11`6" x 13`6"
3pc Bathroom	Basement	11`6" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0210388

Remarks

Pub Rmks:

Stunning updated bungalow in McKenzie Towne ~ Welcome to this stunning ALBI-built bungalow in the heart of Elgin Estates, offering an exceptional living experience on a fully landscaped corner lot. As you step inside, you're greeted by 10-foot ceilings and an expansive open-concept layout, enhanced by new luxury vinyl flooring throughout the main level. The gourmet kitchen is a chef's delight, featuring gorgeous white shaker cabinetry, stainless steel appliances, a brand-new stove, granite countertops, and a spacious dining area—perfect for hosting family and friends. The inviting living room boasts a cozy gas fireplace, creating the perfect ambiance for relaxation. At the front of the home, you'll find a flex room that can serve as a home office, ideal for those who work remotely or can be used as an additional bedroom with closets. The primary suite is a true retreat, offering his and hers walk-in closets and a luxurious 5-piece ensuite with dual sinks, a clawfoot tub, and a separate shower. Conveniently located on the main floor, there's also a full 4-piece bathroom, a laundry room with recently updated washer and dryer, and direct access to the double attached garage. The fully finished basement is designed with both entertainment and comfort in mind. The expansive living area includes a second fireplace, perfect for cozy movie nights or hosting gatherings. Two generously sized bedrooms and a 4-piece bathroom make the basement ideal for guests or extended family stays. Additional storage space ensures organization, while two furnaces, central air conditioning, and thoughtful updates throughout guarantee comfort year-round. This home has been meticulously maintained and includes fresh carpet in the primary bedroom, a radon remediation system, tankless water heater, water softener, and a built-in speaker system for the living room, master bathroom, and outdoor back deck. Step outside to your private, fully fenced yard with a large back deck—perfect for outdoor gatherings and relaxation. You will also love the cozy front porch, providing a charming space to enjoy your morning coffee or unwind in the evening. Located in the highly sought-after Elgin Estates neighborhood of McKenzie Towne, this home is surrounded by beautiful parks, walking paths, and the vibrant atmosphere of a family-oriented community. Explore nearby Elgin Hill, Inverness Pond, and the charming shops, cafes, and amenities that make McKenzie Towne one of Calgary's most desirable areas. Whether it's the scenic pathways, strong sense of community, or abundance of green spaces, this is a lifestyle you won't want to miss. Book your private viewing today!

Inclusions:
Property Listed By:

**Gas BBQ, Audio System For Built In Speakers, Built In Wall unit In Basement, Built In Wall Unit In Laundry, Piano.
RE/MAX Realty Professionals**

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





