



THE
A-TEAM

**RE/MAX
FIRST**

217 ELGIN Manor, Calgary T2Z4N4

MLS®#: **A2167375** Area: **McKenzie Towne** Listing **09/19/24** List Price: **\$799,000**
 Status: **Active** County: **Calgary** Change: **-\$51k, 18-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **3,745 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,036**
 Low Sqft:
 Ttl Sqft: **2,036**

DOM

40
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Street Lighting,Rectangular Lot,Treed**
 Park Feat: **Double Garage Detached,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **BBQ gas line** Water Source: **Poured Concrete**
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Freezer,Garage Control(s),Garburator,Microwave,Range Hood,See Remarks,Washer/Dryer,Window Coverings**
 Int Feat: **French Door,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Storage,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7' 3" x 5' 4"	Flex Space	Main	14' 1" x 13' 0"
Kitchen	Main	11' 4" x 9' 0"	Living Room	Main	13' 8" x 17' 7"
Dining Room	Main	11' 4" x 7' 8"	Laundry	Main	0' 0" x 0' 0"
2pc Bathroom	Main	4' 10" x 4' 11"	Bonus Room	Second	14' 2" x 13' 1"
Bedroom - Primary	Second	14' 1" x 12' 0"	Bedroom	Second	10' 5" x 9' 11"
Bedroom	Second	10' 5" x 9' 11"	4pc Ensuite bath	Second	10' 5" x 11' 0"
4pc Bathroom	Second	8' 8" x 5' 0"	Game Room	Lower	13' 1" x 17' 3"

Bedroom
3pc Bathroom
Furnace/Utility Room

Lower
Lower
Lower

10`4" x 13`6"
12`11" x 5`8"
7`4" x 8`2"

Bedroom
Storage

Lower
Lower

10`4" x 13`8"
13`7" x 7`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0610028

Zoning:
R-1N

Remarks

Pub Rmks:

WOW!!! SELLER MOTIVATION this outstanding beauty REDUCED %50K+ !!! NEVER a better opportunity to LIVE in the Beautiful Award Winning community of McKenzie Town in the Tree lined area of Elgin! This Home Shows Pride of ownership shown throughout. This fully developed 2800 sq. ft home offers 5 Bedrooms 3.5 Baths, Living room with gas mantle fireplace, Main floor Den/office/flex room your choice. Beautiful kitchen with quartz countertops, stainless Steel appliances pantry and large dining area, open living area, main floor laundry. As you proceed to the upper floor you will enjoy bonus room plus 2 generous bedrooms along with large primary and lovely ensuite with separate jetted tub and shower. Let's go to the lower level and you will enjoy a total escape with another family room and 2 large bedrooms along with 3 pce bath and cold room for wine, preserves, storage again your choice! (This space had been legally set up for Air b & b and successfully generated extra income.) You will come home to enjoy driving into your double detached garage and sitting on your large deck enjoying the fully landscaped and fenced yard or sitting on your front porch enjoying a coffee in the morning or wine after work as the day unwinds down! This home is perfect for the growing family with space for company and entertaining! Directions:

Inclusions:
Property Listed By:

N/A
RE/MAX Realty Professionals

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







