



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**128 ELGIN ESTATES Hill, Calgary T2Z 4Z5**

MLS®#: **A2167680**      Area: **McKenzie Towne**      Listing Date: **09/22/24**      List Price: **\$959,800**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2007**  
Lot Information  
 Lot Sz Ar: **5,575 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,705**  
 Low Sqft:  
 Ttl Sqft: **2,705**

DOM  
**6**  
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**  
 Park Feat: **Double Garage Attached,Heated Garage,Insulated,Oversized,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **See Remarks,Vinyl Siding**  
 Heating: **Forced Air,Natural Gas,See Remarks**      Flooring: **Carpet,Granite,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Granite Counters,Kitchen Island,Pantry,See Remarks,Wired for Data**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	17`4" x 7`5"	Kitchen	Main	17`4" x 15`4"
Den	Main	9`9" x 12`1"	Living Room	Main	16`6" x 15`4"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
5pc Ensuite bath	Second	0`0" x 0`0"	Bedroom	Second	11`9" x 13`1"
Bedroom	Second	10`10" x 12`2"	Bonus Room	Second	15`10" x 15`4"
Bedroom - Primary	Second	13`5" x 15`8"	3pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Basement	12`5" x 11`8"	Family Room	Basement	20`4" x 20`1"

**Game Room**

**Basement**

**16`2" x 13`5"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

**0610028**

Remarks

Pub Rmks:

**Introducing this WELL-MAINTAINED, EXECUTIVE-STYLE, MOVE-IN-READY TWO-STOREY FAMILY HOME, lovingly presented by the original owners. Having cherished their time here in the community of Elgin in McKenzie Towne, they are now ready to pass this exceptional home on to a new family. Every detail of this residence reflects quality and functionality, offering 4 bedrooms, 3.5 bathrooms, and over 3,850 sq ft of living space, along with a long list of thoughtful upgrades. The home's great curb appeal invites you in, with a charming front porch providing the perfect spot to relax and soak in the peace and quiet of this tranquil street. As you enter the spacious foyer, you'll immediately notice the gorgeous hardwood floors, 9' ceilings, and the flood of natural light that enhances the open floor plan. Off the foyer, a flex room awaits, ideal for a home office or library. Moving further inside, you'll find a lovely living room with a cozy gas fireplace, a dining area with expansive windows overlooking the backyard, and a chef-style kitchen designed to impress. The kitchen boasts beautiful cabinetry with under-cabinet lighting, extensive granite counter space, a raised breakfast bar, and newer stainless-steel appliances. The walk-through pantry, featuring custom cabinetry with pull-out drawers and a coffee station, adds to your daily convenience and organization. The adjacent mudroom, leading to the garage, is equipped with locker-style cabinets, cubbies, and a charging station, ensuring both style and functionality. A two-piece bath completes the main floor. Upstairs, an elegant staircase leads you to the primary retreat, offering ample space and a spa-like ensuite. The large walk-in closet includes custom-built cabinetry, and the walk-through laundry room is equipped with counters and a pull-down clothes hanger for added ease. Two additional spacious bedrooms, each with walk-in closets, share a full bathroom, and a bright, vaulted-ceiling bonus room provides extra living space for the family. The upper floor is complete with air conditioning. The professionally developed lower level is perfect for entertainment with a welcoming TV/media area with built-in cabinetry and ceiling speakers, a walk-up bar with a sink and two bar fridges, a rec area, a 3-piece bathroom with heated floors, and a fourth bedroom. The OVERSIZED, FULLY FINISHED, HEATED DOUBLE-ATTACHED GARAGE is equipped with hot and cold water and a floor drain. The outdoor space is equally impressive, featuring poured concrete walkways, a maintenance-free front porch, underground sprinklers, and landscaping with trees, shrubs, and flowers. The fully-fenced backyard includes a custom-built dual-entry garden shed, a putting green, a concrete/stone patio and the South Calgary Health Campus makes it a highly desirable place to live. Contact your realtor today to view**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX ACA Realty**

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























