



THE
A-TEAM

**RE/MAX
FIRST**

74 ELGIN PARK Road, Calgary T2Z 4B8

MLS®#: **A2168974** Area: **McKenzie Towne** Listing Date: **09/27/24** List Price: **\$950,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **6,092 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,655**
 Low Sqft:
 Ttl Sqft: **2,655**

DOM

21
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **5964**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Front Yard,Low Maintenance Landscape,Street Lighting,Underground Sprinklers,Views
Double Garage Attached

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Playground,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,See Remarks,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Range,Garburator,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`0" x 5`1"	Foyer	Main	7`4" x 6`10"
Living Room	Main	17`8" x 15`6"	Office	Main	10`0" x 12`4"
5pc Ensuite bath	Second	16`2" x 15`9"	Bedroom	Second	10`11" x 12`5"
Bonus Room	Second	16`0" x 15`5"	Walk-In Closet	Second	12`10" x 7`0"
Bedroom	Basement	12`2" x 11`10"	Great Room	Basement	28`8" x 23`3"
Dining Room	Main	13`6" x 7`6"	Kitchen	Main	12`4" x 15`5"

Mud Room
Bedroom
Bedroom - Primary
Other

Main
Second
Second
Basement

10`4" x 5`9"
11`11" x 13`2"
13`6" x 15`9"
6`11" x 5`6"

4pc Bathroom
Laundry
4pc Bathroom
Other

Second
Second
Basement
Basement

4`11" x 9`3"
6`3" x 9`3"
13`8" x 11`2"
16`5" x 13`4"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

0210388

Zoning:
R-G

Remarks

Pub Rmks:

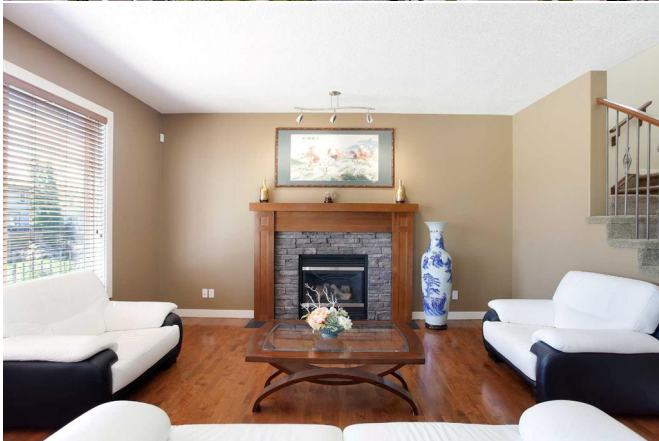
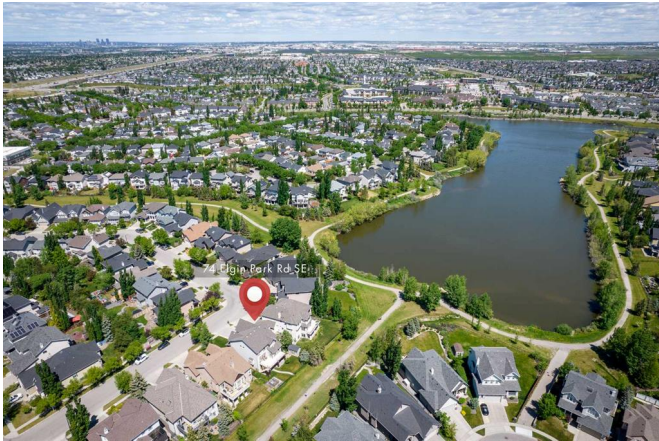
An EXQUISITE custom built ALBI home 4 bedroom with over 3,850 sq ft of living space on all 3 levels, located in the sought after Elgin Estates of McKenzie Towne, backs onto green space & just steps from The Inverness Pond & Park! Welcoming front porch with beautiful curb appeal. As you enter the foyer, you are greeted with an open floor plan boasting wide S.E. facing windows bringing abundance of natural lights. Main Floor features gleaming hardwood flooring, elegant living room has gas fireplace, den/office with double French doors & tile flooring. 2 pc powder room & mud room from garage. Gourmet kitchen has stainless steel appliances, granite counters, large island, raised breakfast bar, built-in wine rack & walk-through pantry with built-in cabinets providing ample storage space. Bright kitchen nook has door opens to the large wood deck, perfect place for your morning coffee, enjoying the spectacular views of the Pond & green space. Classy stairs to the upper floor, the large bonus room with vaulted ceiling, a perfect place for TV/games night, or for kids play room. Spacious master bedroom has vaulted ceiling, walk-in closet, relax in the 5 pc Spa -inspired en suite with double sinks, oversized shower with dual shower heads, dual vanities & soaker tub. Central upper floor laundry with door to Master walk-in provides convenience. Two good sized bedrooms with their own walk-in closets & the 4 pc main bath. Lower level is the fully developed walk-out basement with gas fireplace, "Sierra Stone" flooring, 9 ft ceilings, large rec room, 4th bedroom , wet bar & 4 pc bathroom. Other features include air-conditioned, tankless hot water, underground sprinklers system, newer roof shingles & oversized garage..."Pride of Ownership" completes the package. Recent Improvements: Fresh paint on main and lower floors & brand new Electric Range in kitchen. Fantastic location, backing onto green walking path and steps from the pond. Enjoy all the amenities McKenzie Towne offers : restaurants, shops, cafes...walking distance to McKenzie Highlands School. This is truly a gem and a perfect home for your growing family - move in ready ! Quick Possession !! Book your showings and become the proud owner of this beautiful home!!!

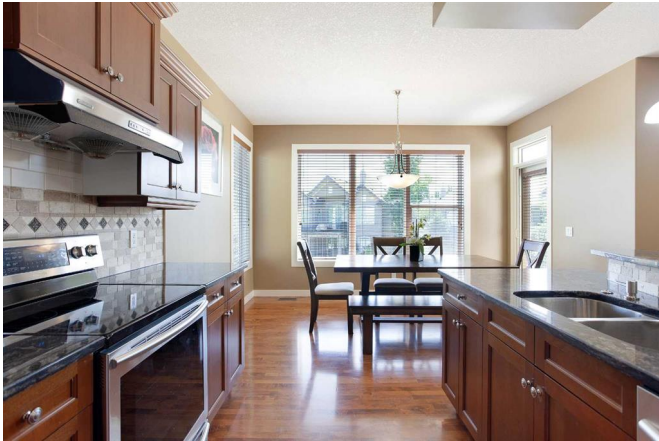
Raised Wood Garden Structure in side yard
Stonemere Real Estate Solutions

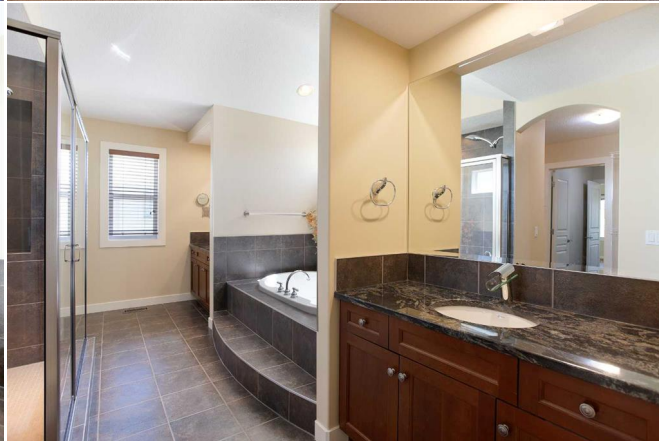
Inclusions:
 Property Listed By:

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













74 Elgin Park Rd SE, Calgary, AB

Main Building, Total Exterior Area Above Grade 2055.69 sq ft



0 5 10
Main Floor Exterior Area 1380.04 sq ft
2nd Floor Exterior Area 1487.14 sq ft
Basement (Below Grade) Exterior Area 188.51 sq ft
PREPARED: 2024/09/13
While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

74 Elgin Park Rd SE, Calgary, AB

Main Floor Exterior Area 1188.03 sq ft
Interior Area 1291.43 sq ft
Excluded Area 593.72 sq ft



0 5 10
PREPARED: 2024/09/13
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74 Elgin Park Rd SE, Calgary, AB

2nd Floor Exterior Area 1427.28 sq ft
Interior Area 1365.19 sq ft
Excluded Area 2.60 sq ft



0 4 8
PREPARED: 2024/09/13
While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

