



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**22 ELGIN PARK Common, Calgary T2Z 4B8**

MLS® #: **A2172129** Area: **McKenzie Towne** Listing Date: **10/11/24** List Price: **\$889,900**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2002**  
Lot Information  
 Lot Sz Ar: **7,158 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,909**  
 Low Sqft:  
 Ttl Sqft: **2,909**

DOM

**18**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,Garden,Landscaped**  
 Park Feat: **Concrete Driveway,Double Garage Attached,Oversized**

Utilities and Features

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

Construction: **Stucco,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Garage Control(s),Garburator,Gas Cooktop,Humidifier,Refrigerator,Tankless Water Heater,Wall/Window Air Conditioner,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,French Door,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Tankless Hot Water,Wet Bar**  
 Utilities: **Cable Available,Electricity Connected,Natural Gas Connected,Phone Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`1" x 5`11"</b>	<b>Nook</b>	<b>Main</b>	<b>10`10" x 8`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>19`0" x 18`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>18`1" x 17`5"</b>
<b>Mud Room</b>	<b>Main</b>	<b>3`7" x 16`4"</b>	<b>Flex Space</b>	<b>Main</b>	<b>10`5" x 8`0"</b>
<b>Office</b>	<b>Main</b>	<b>10`6" x 11`8"</b>	<b>Pantry</b>	<b>Main</b>	<b>6`0" x 9`10"</b>
<b>5pc Bathroom</b>	<b>Second</b>	<b>8`3" x 9`1"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`3" x 11`10"</b>

**Bedroom** Second 17` 4" x 14` 5"  
**Laundry** Second 12` 4" x 5` 11"  
**Bedroom - Primary** Second 18` 7" x 15` 3"  
**4pc Bathroom** Basement 10` 6" x 8` 4"  
**Game Room** Basement 33` 10" x 25` 8"

**Bedroom** Second 17` 5" x 14` 5"  
**Bedroom** Second 12` 5" x 10` 0"  
**Walk-In Closet** Second 12` 5" x 6` 2"  
**Other** Basement 4` 8" x 7` 7"  
**Furnace/Utility Room** Basement 9` 7" x 14` 11"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **0210388**

Zoning: **R-G**

Remarks

**Pub Rmks:** Welcome to your dream home, a custom-built masterpiece by Albi Homes. Located on a quiet cul-de-sac, with one of the largest backyards in the area, features a large deck, a poured concrete pad (for ice rink in the winter), playground, ample grassy space, and a hot tub to watch the kids skating or relaxing during those beautiful summer nights, this yard offers something for everyone. Modern updates and beautifully designed, this extensively upgraded home boasts nearly 4200 sq. ft. of developed space. The spacious livingroom with a modern fireplace flows into a massive custom kitchen designed for a culinary master chef. This gorgeous kitchen seamlessly blends style and practicality, featuring granite countertops, stainless steel appliances including a gas cooktop, veggie sink, full-height cabinetry, a spacious island with casual seating, and a convenient oversized walk-in Pantry. The nook, overlooking the serene backyard, is ideal for hosting gatherings. A large main-floor den/dining room offers a versatile space for work, or dining room for hosting family dinner, along with a playroom or homework space for the kids. The powder room is thoughtfully located off the mudroom, which includes shelving storage for jackets, shoes, and backpacks. Upstairs, the primary suite provides a spacious retreat with a luxurious ensuite that includes dual vanities, a deep soaking tub, shower, and a generous walk-in closet. Three additional bedrooms on this floor are bright and massive (seriously massive), all sharing a large 4-piece bathroom. The laundry room with built in cabinets is conveniently located on this level as well. The finished basement adds extra living space, offering a large rec room with included pool table, media room, and a wet bar!, Plus an additional 5th bedroom, and full bathroom to provide comfort for guests or extended family. Outside, beautifully landscaped and surrounded by trees, this private outdoor oasis is perfect for relaxing or entertaining. Ideally located just a 2 minute walk to the McKenzie Highlands school, Parks, transit, inverness pond, and walking distance to the McKenzie town centre, has good access to major thoroughfares, and an easy commute to the South Calgary Health campus. This home is not to be missed!

**Inclusions:** Pool Table and accessories in basement, Hot Tub, Shed in backyard, TV mount on main floor, TV Mount in Master,  
**Property Listed By:** RE/MAX iRealty Innovations

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

























