



THE
A-TEAM

**RE/MAX
FIRST**

43 ELGIN ESTATES Green, Calgary T2X 0N7

MLS®#: **A2177775** Area: **McKenzie Towne** Listing Date: **11/07/24** List Price: **\$899,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **6,619 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Corner Lot**
 Park Feat: **Double Garage Attached, Triple Garage Attached**

Finished Floor Area
 Abv Sqft: **2,615**
 Low Sqft:
 Ttl Sqft: **2,615**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line, Private Yard**
 Construction: **Brick, Stone, Stucco**
 Flooring: **Carpet, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`9" x 5`4"	Dining Room	Main	10`1" x 11`1"

Foyer	Main	8`4" x 9`4"	Kitchen	Main	23`11" x 13`8"
Living Room	Main	13`10" x 19`1"	Office	Main	9`6" x 10`11"
Pantry	Main	8`7" x 6`1"	5pc Bathroom	Second	7`10" x 11`4"
5pc Ensuite bath	Second	11`0" x 5`1"	Bedroom	Second	10`2" x 12`11"
Bedroom	Second	10`2" x 12`11"	Family Room	Second	15`2" x 21`1"
Laundry	Second	7`7" x 5`4"	Bedroom - Primary	Second	14`0" x 13`10"
Walk-In Closet	Second	14`5" x 6`5"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **1012582**

Remarks

Pub Rmks: ****OPEN HOUSE SATURDAY NOV. 9th 2PM-4PM** Discover luxury living at its finest in this exquisite 2,616 sq ft estate home built by Albi in 2013. Nestled on a charming crescent on a coveted corner lot—perfect for potential RV PARKING—this home is packed with exceptional upgrades that will leave you impressed at every turn. Featuring central A/C, three spacious bedrooms, and 2.5 well-appointed bathrooms, the home is thoughtfully designed for comfort and style. Step inside to a wide-open main floor layout, ideal for entertaining, complete with gleaming WALNUT HARDWOOD floors. The gourmet kitchen is a chef’s paradise, equipped with a STAINLESS STEEL appliance package, including a GAS RANGE, solid wood cabinetry, UNDER CABINET lighting, an expansive WALKTHROUGH PANTRY, and exotic GRANITE COUNTERTOPS. The spacious dining area flows seamlessly into the backyard, while the bright living room, centered around a cozy GAS FIREPLACE, creates an inviting ambiance. Upstairs, you’ll find a large bonus room that separates the living spaces for added privacy. The primary suite is a true retreat, featuring a luxurious ensuite with a deep SOAKER TUB, a GLASS-enclosed shower, and a walk-in closet that conveniently connects to the laundry room. Two additional bedrooms and a stunning 5-piece bathroom complete the top floor. The basement is a blank canvas, ready for your custom touches, with plumbing for an additional bathroom. This property also boasts a MASSIVE TRIPLE GARAGE, providing ample space for vehicles and all your toys. The SUNNY spacious backyard is equipped with UNDERGROUND SPRINKLERS, perfect for easy maintenance. This home is a rare gem, offering elegance, functionality, and premium finishes throughout—don’t miss the chance to make it yours!**

Inclusions: **N/A**
 Property Listed By: **CIR Realty**

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













