



THE
A-TEAM

**RE/MAX
FIRST**

35 ELGIN Green, Calgary T2Z 3Y8

MLS® #: **A2178957** Area: **McKenzie Towne** Listing Date: **11/14/24** List Price: **\$649,900**
 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: **4,929 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,956**
 Low Sqft:
 Ttl Sqft: **1,956**

DOM
6
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **5**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Lawn,Landscaped,Level,Rectangular Lot,See Remarks**
 Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Mixed,See Remarks,Vinyl Siding,Wood Siding**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Playground,Private Yard**
 Flooring: **Hardwood,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Garburator,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **Bidet,Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,See Remarks,Skylight(s),Soaking Tub,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`9" x 11`9"	Kitchen	Main	10`8" x 12`4"
Dining Room	Main	11`7" x 14`3"	Living Room	Main	14`7" x 15`0"
Den	Main	8`9" x 12`11"	Mud Room	Main	5`1" x 7`8"
Bedroom - Primary	Upper	14`9" x 15`6"	Bedroom	Upper	8`5" x 12`11"
Bedroom	Upper	11`1" x 11`8"	Bedroom	Basement	10`3" x 20`0"
Family Room	Basement	14`3" x 23`9"	Storage	Basement	3`3" x 5`9"

Furnace/Utility Room
4pc Bathroom
4pc Bathroom

Basement
Upper
Basement

9`0" x 10`3"
4`11" x 9`1"
7`4" x 8`11"

2pc Bathroom
4pc Ensuite bath

Main
Upper

4`7" x 4`7"
9`1" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
SR

0112164

Remarks

Pub Rmks:

Looking for the perfect home at an affordable price? Boasting over 2930+ sq ft of living space, this home displays the perfect blend of comfort and style. With 9-foot knock down ceilings on the main floor, enjoy the open and airy atmosphere throughout. The heart of the home is the beautiful kitchen, featuring maple cabinets, SS appliances, a corner pantry and a raised bar ledge that overlooks the spacious dining and living areas. The dining room boasts expansive wall-to-wall windows and sliding doors that lead to a generous deck. The living room showcases a corner fireplace with an elegant stone surround, adding warmth and character to the space. A maple wood and wrought iron railing accentuates the space leading upstairs. A separate office offers a quiet workspace. Four bedrooms and three and a half bathrooms, provide ample space for family living and entertaining guests. The large primary bedroom suite includes an ensuite bathroom with oversized soaker tub, separate shower, walk-in closet, and a skylight that floods the space with natural light. A fully developed basement provides additional living space, with its 9-foot ceiling and large windows, 4th bedroom and additional bathroom. The fenced South facing backyard features a composite deck and interlocking brick patio, while also backing onto a large park, creating a serene outdoor oasis. Recent updates include - roof shingles & hot water tank (3 years ago), furnace & A/C (3 months ago). As an added bonus, the property includes a triple, heated, insulated, and wired garage, providing ample space for vehicles and storage.

Inclusions:
Property Listed By:

N/A
RE/MAX Landan Real Estate

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







