



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**128 ELGIN ESTATES Park, Calgary T2Z0B8**

MLS®#: **A2178983**      Area: **McKenzie Towne**      Listing Date: **11/13/24**      List Price: **\$914,900**  
 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: **5,726 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,375**  
 Low Sqft:  
 Ttl Sqft: **2,375**

DOM

**7**  
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,Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached,Driveway,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line,Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Water Conditioner,Window Coverings,Wine Refrigerator**  
 Int Feat: **Bar,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`6" x 4`10"	Dining Room	Main	9`11" x 17`4"
Kitchen	Main	10`0" x 13`4"	Laundry	Main	11`4" x 10`6"
Living Room	Main	14`1" x 13`4"	Office	Main	10`0" x 10`6"
4pc Bathroom	Second	8`3" x 4`11"	5pc Ensuite bath	Second	10`2" x 15`5"
Bedroom	Second	12`8" x 10`9"	Family Room	Second	19`1" x 14`6"

Bedroom - Primary  
Walk-In Closet  
Bedroom  
Furnace/Utility Room

Second 16`3" x 15`6"  
Second 6`10" x 11`2"  
Basement 13`6" x 10`0"  
Basement 9`5" x 10`2"

Bedroom  
3pc Bathroom  
Game Room

Second 10`1" x 10`4"  
Basement 4`11" x 10`1"  
Basement 33`0" x 27`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc: **0612713**

Zoning:  
**R-G**

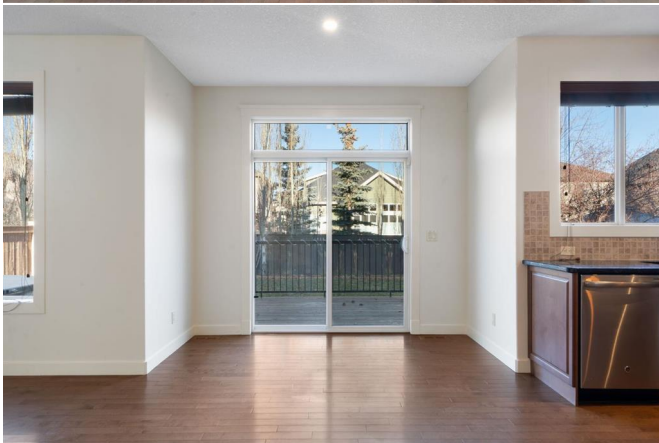
Remarks

Pub Rmks: **Open Houses: Sat Nov 23 12-3 and Sun Nov 24 12-2 - MOVE IN READY stunning, MODERN, elegant home nestled in ESTATE community of Elgin. 3350 developed sq ft on 3 levels-offers perfect blend of sophistication & functionality on peaceful, QUIET street. The inviting COVERED front veranda sets the tone for what's inside! Enjoy this space on those HOT days-West light but covered from the direct sun=perfect place to unwind. Step through your front door to discover a mn level featuring beautiful hardwood flooring & 9 ft ceilings throughout. BIG windows everywhere=so much natural light. The spacious layout includes a sophisticated office (with a view!) Enjoy convenient laundry room & a WALK-THROUGH pantry from separate MUD room with garage access! LOADS of room for all those BIG Costco items! The HEART of the home is your gourmet kitchen, which boasts granite countertops, SS appliances, beautiful cabinetry, island + a layout that seamlessly connects to the eating area. Entertain ALL your family & friends here! Open concept means your roomy living room is part of this amazing space. You will VALUE the TV bracket above the fireplace-allows you to pull your TV down-or angle it anywhere you wish! Outside, the backyard is LEVEL (let dogs or kids walk right outside without worrying or walking to the basement!) Enjoy your gorgeous deck-right off the kitchen-for relaxing or enjoying outdoor meals! BONUS-HOT TUB STAYS-privately nestled into the side for privacy and maximum enjoyment! Large FLAT green space, landscaping, poured concrete, irrigation system-what more could you ask for! 2 piece bath your guests will love! Upstairs enjoy 2 generously-sized bedrooms that guests or kids will truly love. Versatile HUGE bonus room w/vaulted ceilings & tons more natural light-ideal "extra space"-it could even be converted into a 5th bedroom-or alternate living/entertaining area. Primary suite is a true RETREAT....imagine yourself relaxing in this special place. 5-piece ensuite w/dual vanities, soaker tub, separate shower, private toilet room & MASSIVE walk-in closet. Professionally developed lower level, completed w/permits, offers more 9 ft ceilings & includes 4th bedroom, 4-piece bath + a large family room/recreation area—perfect for entertaining or relaxing or working out! Additional highlights include unique lighting, fresh paint, custom wall treatments, Central AC, Vacuflo system, Kinetico water system, NEW HWT & bar fridge. Oversized garage is partially finished & provides ample space for storage, vehicles & hobby equipment. So much built in racking to keep you organized! Enjoy easy access to a nearby pond, green spaces, playgrounds, shopping, coffee shops, gyms & more. This home is not just a house - but a gateway to a vibrant community with excellent amenities & recreational opportunities. McKenzie Towne is a vibrant & well-planned area offering a blend of urban convenience & small-town charm. Strong community spirit makes it an attractive place to live!**

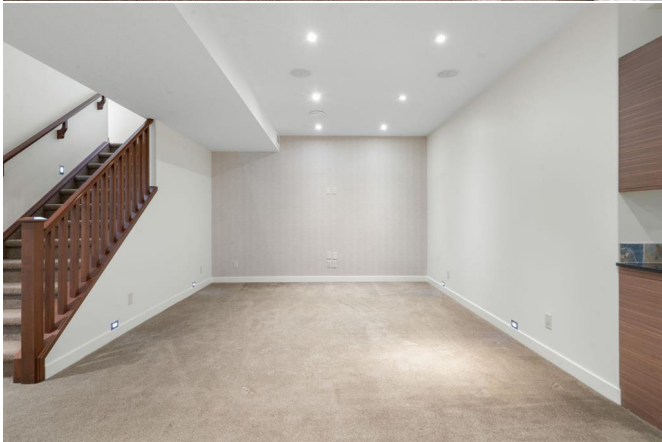
Inclusions:  
Property Listed By: **Racking in Garage, Storage Shed in Backyard, Hot Tub AS-IS, TV Bracket in Living Room  
Royal LePage Benchmark**

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













**128 Elgin Estates Park SE, Calgary, AB**

Main Floor Exterior Area 1050.01 sq ft  
Excluded Area 447.38 sq ft



0 4 8 ft  
PREPARED: 2024/09/23  
While regions are excluded from total floor area in CUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



**128 Elgin Estates Park SE, Calgary, AB**

2nd Floor Exterior Area 1328.71 sq ft



0 3 6 ft  
PREPARED: 2024/09/23  
While regions are excluded from total floor area in CUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



**128 Elgin Estates Park SE, Calgary, AB**

Basement (Below Grade) Exterior Area 974.82 sq ft



0 3 6 ft  
PREPARED: 2024/09/23  
While regions are excluded from total floor area in CUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

