



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

**38**  
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**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 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

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

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

Second  
Second  
Basement  
Basement

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

Bedroom  
3pc Bathroom  
Game Room

Second  
Basement  
Basement

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

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0612713**

Zoning:  
**R-G**

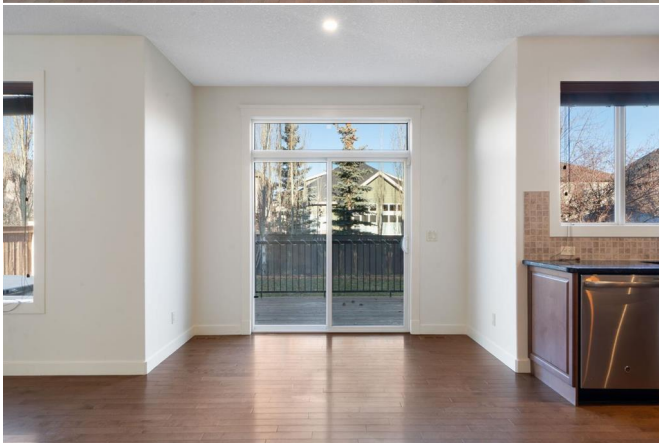
Remarks

Pub Rmks: **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: Racking in Garage, Storage Shed in Backyard, Hot Tub AS-IS, TV Bracket in Living Room  
Property Listed By: 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 974.62 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.

