



THE
A-TEAM

**RE/MAX
FIRST**

26 ELGIN PARK Road, Calgary T2Z 4B7

MLS®#: **A2185279**

Area: **McKenzie Towne**

Listing Date: **01/05/25**

List Price: **\$1,069,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar: **5,769 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,323**

Low Sqft:

Ttl Sqft: **2,323**

DOM

5

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,Backs on to Park/Green Space,Front Yard,Garden,Landscaped,Rectangular Lot,See Remarks**
Park Feat: **Double Garage Attached,Front Drive**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Fireplace(s),Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Private Entrance**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Cork,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Garburator,Gas Stove,Humidifier,Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**

Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	49`3" x 36`1"	Kitchen	Main	18`10" x 12`10"
Dining Room	Main	10`2" x 11`11"	Office	Main	10`4" x 9`9"
Breakfast Nook	Main	10`11" x 6`0"	2pc Bathroom	Main	5`4" x 4`8"
Foyer	Main	5`4" x 7`0"	Bedroom - Primary	Second	18`0" x 13`3"
Bedroom	Second	12`9" x 9`11"	Bedroom	Second	12`9" x 9`11"
5pc Ensuite bath	Second	10`2" x 11`10"	4pc Bathroom	Second	7`11" x 5`1"
Office	Second	5`4" x 4`0"	Game Room	Lower	23`10" x 24`10"
Kitchenette	Lower	9`10" x 12`10"	Flex Space	Lower	10`11" x 6`0"
Bedroom	Lower	11`5" x 11`1"	3pc Bathroom	Lower	11`3" x 8`0"
Walk-In Closet	Second	10`2" x 5`4"			

Legal/Tax/Financial

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

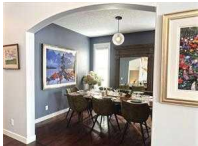
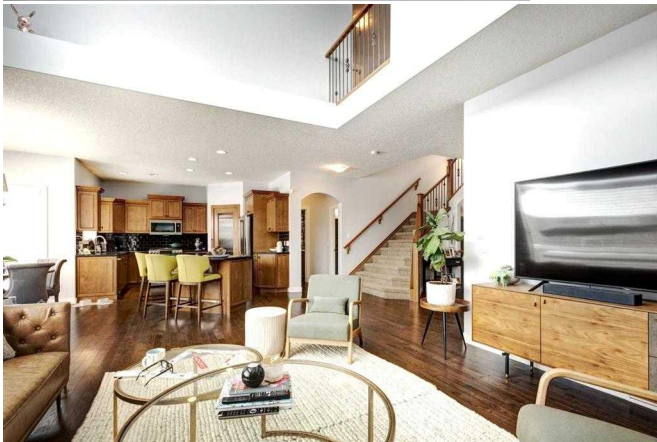
Zoning:
R-G

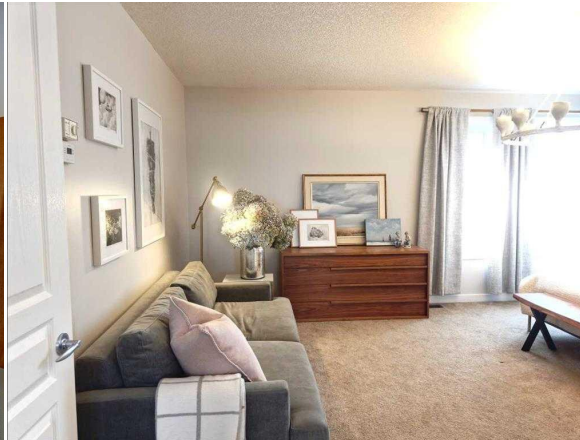
Remarks

Pub Rmks: **Extensively renovated and updated! Backing onto the Wetland Reserves and Green Belts of McKenzie Towne and Elgin. Direct access to parks playgrounds and a 2 minute walk to McKenzie Highlands School (grades 4-9). This executive style 2 storey home boasts over 3500 sq/ft of developed living space. This home truly needs to be seen to be appreciated. The main floor showcases exceptional functionality; boasting a private office/den, and a formal dining room that could easily accommodate any large family gathering towards the front of the home. The Vaulted Ceilings in the Great Room provide volumes of space and take advantage of the views onto the natural reserves. The kitchen appliances are all newer and feature upgraded brushed bronze hardware. Similarly, the main floor laundry is also fixtured with a new LG Wash-Tower and includes the LG Steam Tower for all your coats, suits and dresses. Moving to the second floor you'll find three large bedrooms. The primary suite is spectacular in size and furnishings. A truly fantastic ensuite and a custom "Grade A" California Closet that looks like it could be part of a boutique complete this space. The two additional bedrooms on the second floor have also been fitted with custom California Closets and are each large enough to ensure that there are no fights over who gets which room... The shared bathroom accommodating these two bedrooms has also been recently renovated. Still need more... the lower WALKOUT LEVEL is fully developed & spans almost 1200 sq/ft. This is not your typical basement development. The living space is open concept but, designed to allow for function and separation of unique spaces. This level also features an additional bank of windows showcasing the home's location and views. With a second built in gas fireplace with a craftsman style stone surround and ample custom cabinetry, walnut toned natural cork flooring a massive three piece bathroom with heated floors, a flex/gym space an additional fourth bedroom plus abundant storage and malleable spaces, the lower level is beyond functional and well planned. The front porch and rear deck have been constructed in "Dura-Deck" composite decking for worry and project free Summers ahead!! The backyard features mature lilacs across the fencing and an expanse of artisanal pavers for additional gathering space. This home is genuinely move in ready, so you can enjoy the amenities of the community, the luxuries of your new home and time with your family. The residence is also accompanied by, quite arguably, some of the best neighbours in town at no additional charge. If you've been waiting or looking for something special, then this is the home you need to see. Clothes Steamer (Matches Washer/Dryer Combo) Freezer Downstairs, Refrigerator Downstairs (Gas Stove/oven in the kitchen is a double drawer oven)**

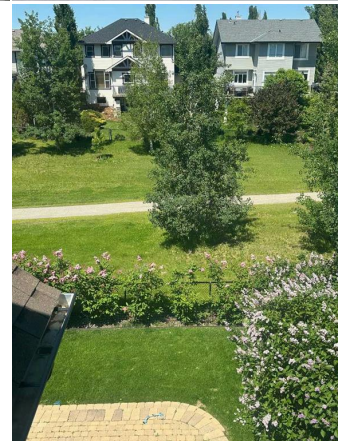
Inclusions:
Property Listed By: **CIR Realty**

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









26 Elgin Park Rd SE, Calgary, AB

Main Floor Exterior Area 1288.01 sq ft
Interior Area 1213.28 sq ft
Excluded Area 435.96 sq ft



PREPARED: 2024/11/19



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

26 Elgin Park Rd SE, Calgary, AB

2nd Floor Exterior Area 1023.30 sq ft
Interior Area 981.55 sq ft
Excluded Area 230.70 sq ft



PREPARED: 2024/11/19



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26 Elgin Park Rd SE, Calgary, AB

Basement (Below Grade) Exterior Area 1264.37 sq ft
Interior Area 1163.22 sq ft



PREPARED: 2024/11/19



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