



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**217 ELGIN Manor, Calgary T2Z4N4**

MLS®#: **A2185501**      Area: **McKenzie Towne**      Listing Date: **01/04/25**      List Price: **\$779,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2006**  
Lot Information  
 Lot Sz Ar: **3,745 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,036**  
 Low Sqft:  
 Ttl Sqft: **2,036**

DOM

**28**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Street Lighting,Rectangular Lot,Treed**  
 Park Feat: **Double Garage Detached,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Electric Range,Freezer,Garage Control(s),Garburator,Microwave,Range Hood,See Remarks,Washer/Dryer,Window Coverings**  
 Int Feat: **French Door,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Storage,Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`3" x 5`4"	Flex Space	Main	14`1" x 13`0"
Kitchen	Main	11`4" x 9`0"	Living Room	Main	13`8" x 17`7"
Dining Room	Main	11`4" x 7`8"	Laundry	Main	0`0" x 0`0"
2pc Bathroom	Main	4`10" x 4`11"	Bonus Room	Second	14`2" x 13`1"
Bedroom - Primary	Second	14`1" x 12`0"	Bedroom	Second	10`5" x 9`11"
Bedroom	Second	10`5" x 9`11"	4pc Ensuite bath	Second	10`5" x 11`0"
4pc Bathroom	Second	8`8" x 5`0"	Game Room	Lower	13`1" x 17`3"

**Bedroom**  
**3pc Bathroom**  
**Furnace/Utility Room**

**Lower**  
**Lower**  
**Lower**

**10`4" x 13`6"**  
**12`11" x 5`8"**  
**7`4" x 8`2"**

**Bedroom**  
**Storage**

**Lower**  
**Lower**

**10`4" x 13`8"**  
**13`7" x 7`1"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0610028**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**Prepare to be enchanted by this stunning gem in the award-winning community of McKenzie Town. Experience the pride of ownership in this beautifully maintained fully finished 2,800 sq. ft. home, featuring 5 spacious bedrooms and 3.5 baths tailored for family living. Entertain in style with a welcoming living room adorned with a cozy gas mantle fireplace, complemented by a versatile main floor den perfect for your in home office or a creative space. The exquisite kitchen boasts quartz countertops, stainless steel appliances, and a generous dining area that opens up to the bright living area, along with convenient main floor laundry. Venture upstairs to discover a bonus room alongside two generous bedrooms and a luxurious primary suite featuring a lovely ensuite with a separate jetted tub and shower. The fully developed lower level provides an ideal retreat with a cozy family room, two sizeable bedrooms, a 3-piece bath, and a cold room perfect for your wine collection or storage. Enjoy the convenience of a double detached garage and unwind on your large deck overlooking the beautifully landscaped and fully fenced yard or sip your morning coffee on the front porch as the sun rises. This home is the perfect sanctuary for a growing family, with ample space for entertaining guests and creating lasting memories!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Realty Professionals**

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











