

## 217 ELGIN Manor, Calgary T2Z4N4

Heating:

Sewer:

**Utilities:** 

List Price: **\$779,000** MLS®#: A2185501 Area: **McKenzie Towne** Listing 01/04/25

Status: Active Calgary None Association: Fort McMurray County: Change:

Date:



**General Information** 

Residential Prop Type: Sub Type: Detached Calgary

Year Built: 2006 Lot Information

Lot Sz Ar: Lot Shape:

3,745 sqft

Finished Floor Area Abv Saft: 2,036

Low Sqft:

Ttl Sqft: 2,036

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

28

Ttl Park: 2 2 Garage Sz:

5 (32)

3.5 (3 1)

2 Storey

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

Utilities and Features

**Asphalt Shingle** Roof: Construction:

> Forced Air, Natural Gas Concrete, Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Hardwood Ext Feat: **BBQ** gas line

> 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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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
 Lower
 10`4" x 13`6"
 Bedroom
 Lower
 10`4" x 13`8"

 3pc Bathroom
 Lower
 12`11" x 5`8"
 Storage
 Lower
 13`7" x 7`1"

 Furnace/Utility Room
 Lower
 7`4" x 8`2"
 13`7" x 7`1"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-1N

Legal Desc: **0610028** 

Remarks

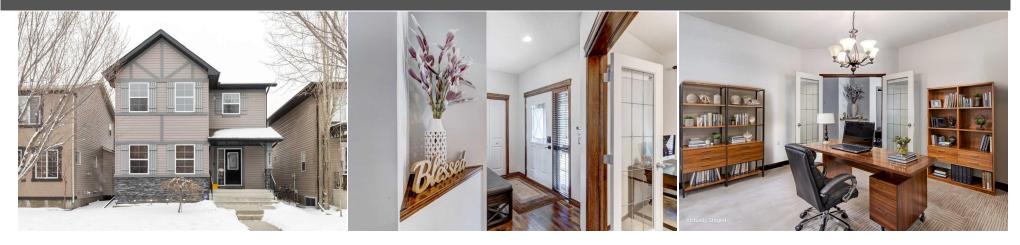
Pub Rmks:

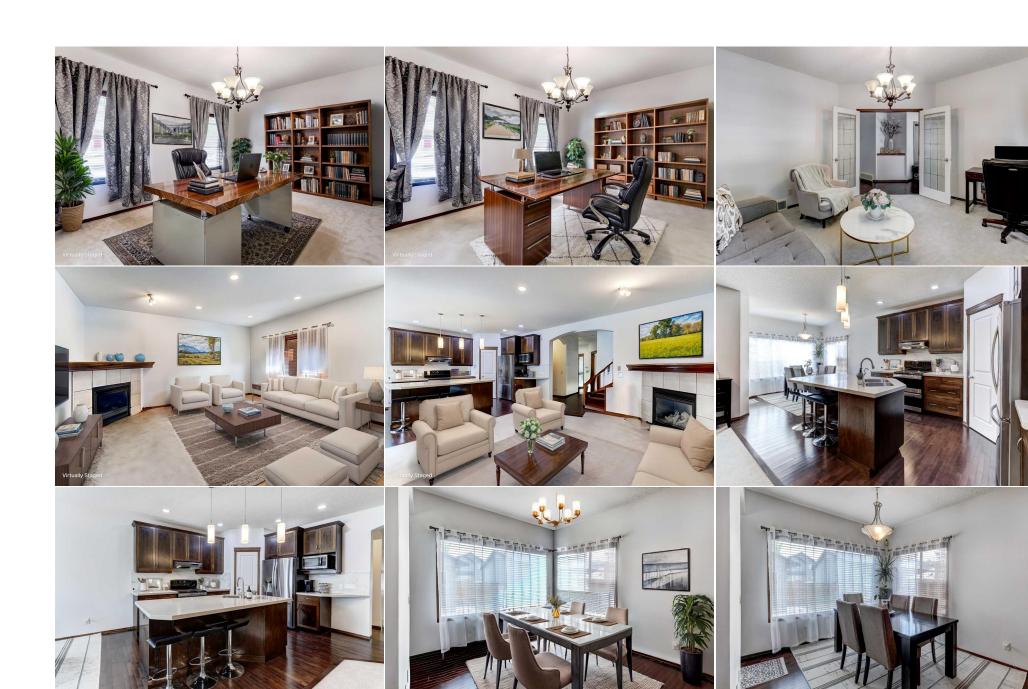
Prepare to be enchanted by this stunning gem in the award-winning community of McKenzie Town. Experience the pride of ownership in this beautifully maintained fully finished 2,800 sq. ft. home, featuring 5 spacious bedrooms and 3.5 baths tailored for family living. Entertain in style with a welcoming 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!

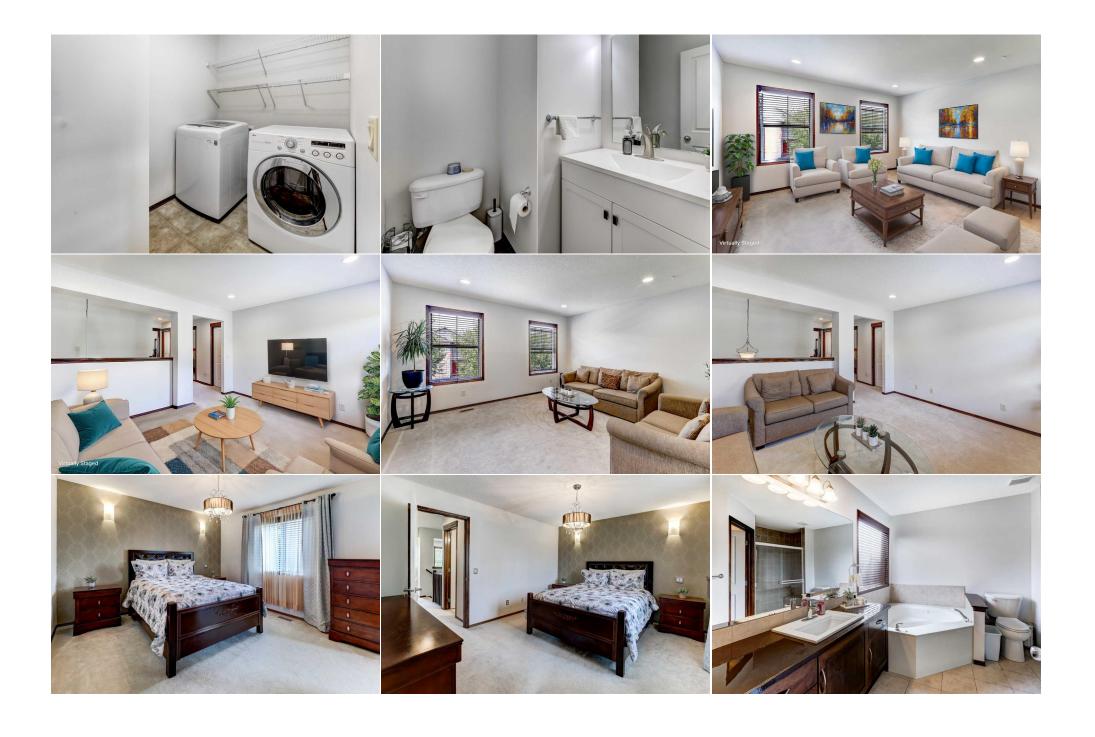
Inclusions: N

Property Listed By: **RE/MAX Realty Professionals** 

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## The Plant Description and Michigan Services and Michigan Services



