

181 ELGIN MEADOWS Park, Calgary T2Z 1B5

Sewer:

Pantry

MLS®#: A2186550 Area: **McKenzie Towne** Listing 01/09/25 List Price: **\$549,900**

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

Date:



Main

General Information

Residential Sub Type: Semi Detached (Half

Duplex) Finished Floor Area

Calgary Abv Saft: 1,407 2012

Low Sqft: Ttl Sqft: 1,407

2,669 sqft

<u>Parking</u>

Ttl Park: 2 2 Garage Sz:

2 (2)

2.5 (2 1)

2 Storey, Side by Side

DOM

<u>Layout</u>

Beds:

Baths:

Style:

23

Lot Feat: Back Lane, Landscaped, Level, Rectangular Lot

Double Garage Detached, Garage Door Opener, Garage Faces Rear, Side By Side

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Central, Forced Air, Natural Gas Vinyl Siding, Wood Frame, Wood Siding

Flooring:

Ext Feat: **Private Entrance, Private Yard** Carpet, Linoleum Water Source:

> Fnd/Bsmt: **Poured Concrete**

> > 3'8" x 3'8"

Kitchen Appl: Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings Int Feat:

Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s) **Utilities:**

Room Information

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Upper	15`1" x 10`9"	Bedroom	Upper	10`11" x 8`4"
Bonus Room	Upper	12`3" x 8`3"	Dining Room	Main	10`3" x 8`0"
Family Room	Main	17`0" x 14`7"	Kitchen	Main	14`1" x 9`0"
Foyer	Main	4`7" x 3`11"	Furnace/Utility Room	Basement	0`0" x 0`0"
2pc Bathroom	Main		4pc Bathroom	Upper	
4pc Ensuite bath	Upper	0`0" x 0`0"	Mud Room	Main	3`8" x 3`3"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **1111106**

Remarks

Pub Rmks:

JEWEL OF A DEAL! This Air-conditioned two-story home features 2 big bedrooms up, upper bonus room, 2.5 baths, and a new 24' x 22' garage! This open modern design has a great room, kitchen & nook area and side door entry, very bright! The kitchen offers upgraded GRANITE countertops, maple shaker style cabinet doors, a central Island with a flush eating bar, stainless steel appliances, and a window over the undermount stainless steel sink, which overlooks the big east-facing backyard! You can watch the kids play in the fully landscaped backyard. The nook area also has large patio doors leading to the oversized two-tiered wood deck. Upstairs, you'll find an open bonus room, a kids' bedroom and a good-sized primary bedroom, which offers a "spa like' ensuite with a large soaker tub, separate shower, and large 8'8" x 6' walk-in closet & more windows. The BIG bonus with this home is the oversized rear detached DOUBLE CAR garage!!!! No more scraping the windows or waiting to save enough money for a new garage. It's DONE! In addition, this home includes the following upgrades: covered entry, updated LED lighting, plumbing fixtures, newer HWT and a rare side yard door entry! Immaculately maintained with excellent design choices, you will love this home! Nicely located on the east side of Mckenzie Towne and very close to all amenities: CBE and Catholic schools, parks, pathways, transit, Tim Hortons, Stoney Trail, Shopping, toboggan hill, daycare(s), and playgrounds. April 2025 possession date available. Don't miss this opportunity. Call your friendly REALTOR(R) to book your viewing right away!

Inclusions: Closet organizers
Property Listed By: Jayman Realty Inc.

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













