57 ELGIN MEADOWS Link, Calgary T2Z 0S3

MLS®#:	**A2197698**	Area:	**McKenzie Towne**	Listing Date:	**02/27/25**	List Price:	**$685,000**

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

General Information
Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2009**
Lot Information
Lot Sz Ar: **4,004 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,069**
Low Sqft:
Ttl Sqft: **2,069**

DOM
0
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

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

Access:
Lot Feat: **Back Lane,Back Yard,Gazebo,Rectangular Lot**
Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Gas Range,Microwave Hood Fan,Refrigerator,Washer,Water Purifier,Window Coverings**
Int Feat: **Central Vacuum,Closet Organizers,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **0813057**

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this exceptional 3-bedroom, 2.5-bathroom home nestled in the desirable Elgin area of McKenzie Towne. Boasting 9-foot ceilings and impressive 8-foot doors throughout, this home offers an inviting and sophisticated atmosphere. Upon entry, a versatile flex room provides endless possibilities—it can serve as a home office, formal dining room, media lounge, or children's playroom. The main floor is beautifully appointed with gleaming hardwood flooring, while the open-**

concept living space is bathed in natural light from expansive rear windows and an 8-foot-wide sliding glass patio door. The elegant kitchen features cream cabinetry, granite countertops, a large island, a corner pantry, and premium KitchenAid stainless steel appliances. Additional modern conveniences include a Kinetico water filtration system and a central vacuum dust sweep inlet. Adjacent to the kitchen, the bright dining area offers a seamless transition to the living space, where a striking floor-to-ceiling stone fireplace serves as a captivating focal point. The main floor also includes a spacious private laundry room, a stylish powder room, and a well-designed mudroom. Upstairs, you'll find three generously sized bedrooms, along with a fully enclosed bonus room—perfect as a fourth bedroom, private office, or media entertainment space. The luxurious primary suite boasts a tranquil 4-piece ensuite and a walk-in closet. The partially finished lower level has been thoughtfully framed for future development, including an additional bedroom, a bathroom with sink, toilet, and shower, designated storage space, rough-in wiring for pot lights, and a partially installed subfloor. Step outside to your sun-drenched south-facing backyard, complete with a massive deck, covered gazebo (ideal for intimate gatherings or a hot tub with pre-installed wiring), and potential for RV parking. A double heated garage completes this impressive property. Beautiful Gem Stone lighting added to front and rear of home. Located within walking distance to schools, shopping, grocery stores, parks, and greenspaces, this home is a rare find in one of Calgary's most vibrant communities. OPEN HOUSE FRI FEB 28th (3-6 pm) SAT MAR 1ST (2-4 pm.)**

Inclusions: **Heater in Garage, All Garage Shelving, Kinetico Water Filtration System. Corner Glass Shower, Pedestal Sink, Baseboards, Toilet for basement bathroom, Lorax Security System (4 exterior cameras, hub in basement) Glass break sensors on main and basement windows, front doorbell camera $32/month Telus**

Property Listed By: **Real Broker**

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

57 Elgin Meadows Link SE, Calgary, AB

Main Floor Exterior Area 1070.83 sq ft
Interior Area 991.28 sq ft

PREPARED: 2025/02/25

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

57 Elgin Meadows Link SE, Calgary, AB

2nd Floor Exterior Area 998.85 sq ft
Interior Area 924.60 sq ft

PREPARED: 2025/02/25

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57 Elgin Meadows Link SE, Calgary, AB

Basement (Below Grade) Exterior Area 1027.36 sq ft
Interior Area 926.70 sq ft

PREPARED: 2025/02/25

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