

\$849,900 - 55 Elgin Meadows Road Se, Calgary

MLS® #A2137967

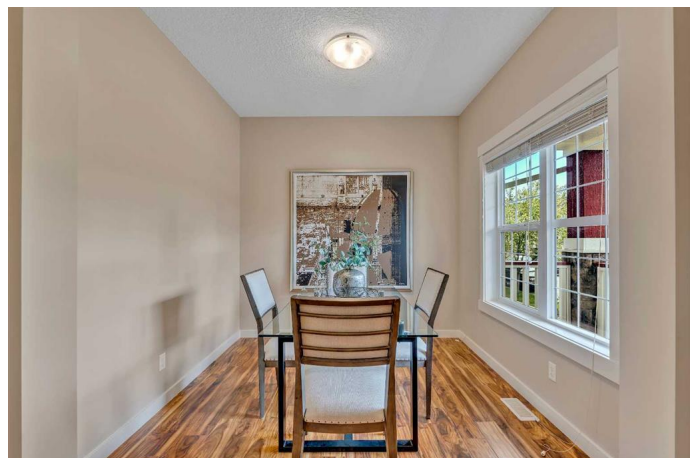
\$849,900

5 Bedroom, 5.00 Bathroom, 1,934 sqft

Residential on 0.09 Acres

McKenzie Towne, Calgary, Alberta

Immaculate and stylish fully finished home with the added bonus of a self-contained 630 Sqft LEGAL CARRIAGE SUITE above the garage. Charming curb appeal with a full-width porch that greets guests and entices peaceful morning coffees. Gleaming hardwood floors, a neutral colour palette and a designer style grace the open and airy interior. The true heart of the home, the stunning kitchen seamlessly combines beauty with function featuring a gas stove with dual ovens, full-height cabinets, a pantry for extra storage and an expansive centre island with seating. Encased in windows with views of the serene backyard, the breakfast nook provides a casual space to gather over a delicious meal. Put your feet up and relax in front of the focal fireplace flanked by built-ins in the adjacent living room with clear sightlines promoting unobstructed conversations with family and friends. French doors lead to the den for a tucked away work or study space. Across the hall is another excellent flex room ideal as a second home office or a formal dining room. A handy powder room completes the level. At the end of the day retreat to the calming primary oasis with plenty of room for king-sized furniture, a large walk-in closet and a private ensuite. Both additional bedrooms on this level are spacious and bright with walk-in closets and easy access to the 4-piece bathroom. The massive rec room in the finished basement is incredibly versatile, easily divide this huge space with furniture to create areas for media, games,



kid's play space, a home gym and more. A 4th bedroom and another full bathroom add to the flexibility for guests or older children. The legal carriage suite is perfect for multi-generational living, an income-generating rental or even an AIRBNB. Totally private from the main house with a full kitchen, laundry, bedroom and bathroom. Host barbeques on the ginormous deck in the lovely backyard, soak up the sunny west exposure or unwind under the shade of the gazebo while kids and pets play in the low-maintenance yard that you don't have to mow! Privately fenced and nestled behind the double detached garage. This unparalleled community boasts a splash park in the summer, a winter skating rink and many playgrounds, parks and green spaces. Schools are within walking distance as is transit and the extensive pathway system that winds around the neighbourhood. A wide range of amenities, groceries, diverse shops and numerous eateries are found along High Street in this quaint community with a small-town feel. Close proximity to 130th Avenue allows for easy access to all the big box stores and oodles of additional restaurant options. Truly an exceptional home in an unbeatable location!

Built in 2012

Essential Information

MLS® #	A2137967
Price	\$849,900
Sold Price	\$852,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,934
Acres	0.09

Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	55 Elgin Meadows Road Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0S1

Amenities

Amenities	Park, Picnic Area, Playground, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached, Oversized, See Remarks

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, French Door, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Double Oven, Dryer, Electric Stove, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed June 4th, 2024
Date Sold June 10th, 2024
Days on Market 6
Zoning DC (pre 1P2007)
HOA Fees 220.00
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

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