

# \$719,900 - 67 Elgin Terrace Se, Calgary

MLS® #A2141283

**\$719,900**

4 Bedroom, 4.00 Bathroom, 2,042 sqft

Residential on 0.11 Acres

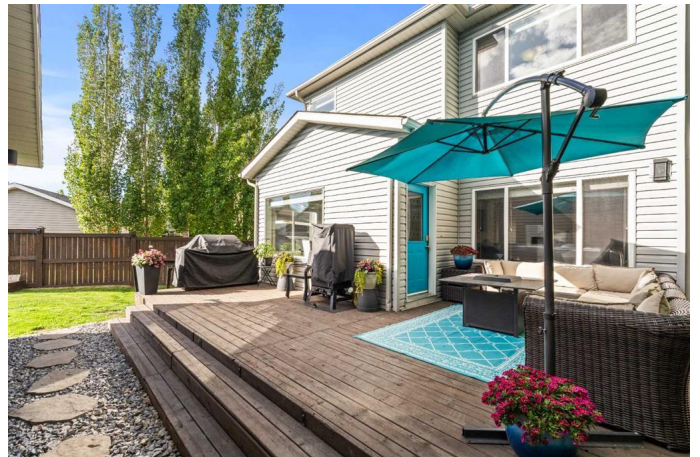
McKenzie Towne, Calgary, Alberta

Welcome home to 67 Elgin Terrace! This stunning 4-bedroom house boasts an ideal layout for comfortable living and entertaining. As you step inside, you'll immediately notice the spaciousness and warmth of this inviting abode.

The main floor features an open concept kitchen, seamlessly blending style and functionality. With ample counter space, modern appliances, and a convenient layout, this kitchen is sure to inspire your inner chef. Plus, with LED strip lighting on top of cabinets above the stove, the space is beautifully illuminated for all your culinary adventures.

Adjacent to the kitchen, you'll find additional flex space, perfect for a dining area, cozy breakfast nook, or casual family room. Whether you're hosting dinner parties or enjoying quiet mornings with a cup of coffee, this versatile space adapts to your lifestyle with ease.

Upstairs, in addition to the three generously sized bedrooms, there's a fabulous bonus room. This versatile space offers endless possibilities – use it as a media room, playroom, home gym, or whatever your heart desires. With plenty of natural light and space to spread out, the bonus room is sure to become a favorite gathering spot for family and friends.



The master bedroom provides a true retreat with its own ensuite bathroom featuring a luxurious jetted tub. New bath fans have been installed in all bathrooms for added comfort and convenience.

In the basement, discover another bedroom, providing versatility and convenience for guests, in-laws, or as a private home office. Adjacent to this bedroom is a well-appointed bathroom, ensuring comfort and privacy for everyone.

Situated on an oversized lot, this property offers plenty of outdoor space for gardening, playing, or simply unwinding in the fresh air. Imagine summer barbecues with friends and family (BBQ gas line included) Plus, there's a gravel dog run and two roughly 8 foot gates for trailer/RV parking, providing ample space for all your outdoor toys and vehicles.

This home also comes with an oversized garage, complete with a loft ladder for easy access to plenty of attic storage AND a gas heater for those cold days when working in the garage.

For those who love to get out and explore, this home is close to McKenzie Towne School and McKenzie Highlands School, perfect for families with children. You'll also appreciate being within walking distance to High Street and Shoppers Drug Mart, making errands a breeze. Plus, with bus stops close by, commuting is easy and stress-free.

For outdoor enthusiasts, there's a beautiful pond nearby, perfect for leisurely walks and peaceful moments surrounded by nature. When you're in the mood for some active fun, you'll love having a skating rink and basketball nets close by for hours of entertainment.

With its thoughtful design, abundant space, and desirable features, this home is truly a rare find. Don't miss your chance to make it yours! If you're looking for a touch of whimsy, there's even chalkboard paint in one of the bedrooms.

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2141283    |
| Price          | \$719,900   |
| Sold Price     | \$727,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,042       |
| Acres          | 0.11        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 67 Elgin Terrace Se |
| Subdivision | McKenzie Towne      |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2Z 0H7             |

**Amenities**

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Playground, Recreation Facilities, Recreation Room |
| Parking Spaces | 3                                                  |
| Parking        | Double Garage Detached, RV Access/Parking          |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, Laminate Counters, Pantry          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Gas                                                                |
| Has Basement      | Yes                                                                |
| Basement          | Partial, Partially Finished                                        |

## Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Dog Run, Garden                                               |
| Lot Description   | Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Garden, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Vinyl Siding, Wood Frame                                                    |
| Foundation        | Poured Concrete                                                             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2024 |
| Date Sold      | June 19th, 2024 |
| Days on Market | 5               |
| Zoning         | R-1N            |
| HOA Fees       | 226.60          |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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