

\$709,000 - 179 Elgin Meadows Way Se, Calgary

MLS® #A2145330

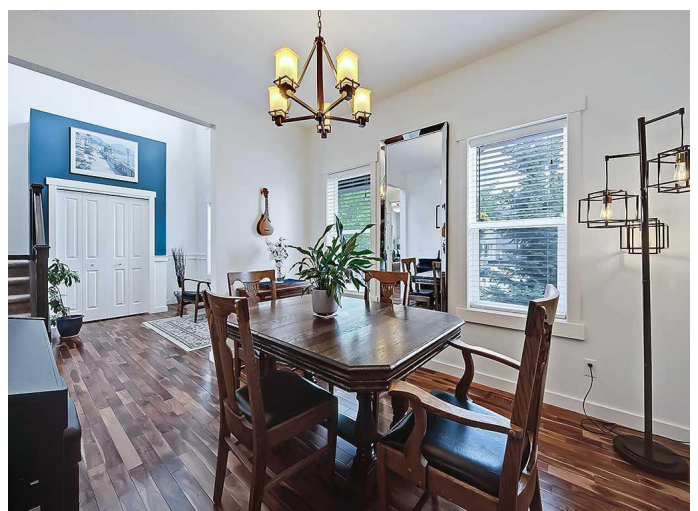
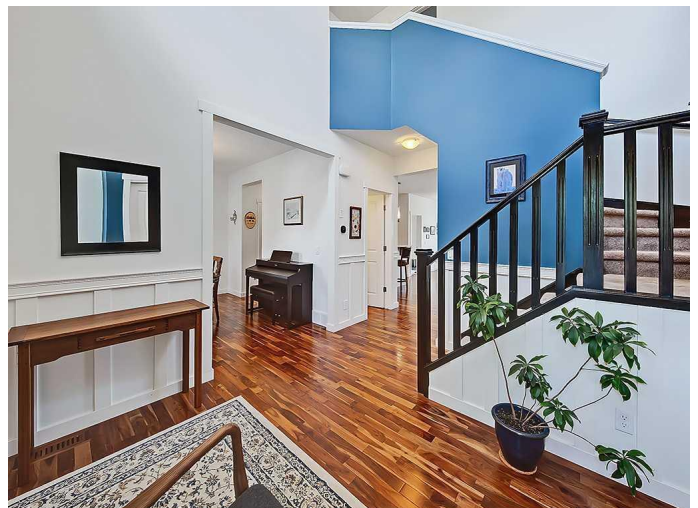
\$709,000

4 Bedroom, 3.00 Bathroom, 1,750 sqft

Residential on 0.10 Acres

McKenzie Towne, Calgary, Alberta

A great opportunity to own this lovely, well maintained AIR CONDITIONED home that backs onto the ENVIRONMENTAL RESERVE and has a heated TRIPLE DETACHED GARAGE (built in 2018)!! The peaceful location of this beautiful property is still just a short walk away from all of the conveniences of McKenzie Towne, schools, parks and pathways! Walk up to the front covered porch and in through the front door to an open, high ceiling foyer with lots of natural light. The main floor has walnut hardwood, dining room with access to the kitchen through a coffee bar/panty area providing for easy entertaining, breakfast bar, family room with stone fireplace and dining nook overlooking the beautiful SOUTH backyard/deck. Kitchen appliances have all been replaced in the last 5 years (induction stove, fridge, dishwasher, microwave/convection oven) as well as the washer and dryer. The second floor has a spacious primary bedroom complete with a 4 piece ensuite & walk-in closet and 2 other good sized bedrooms. One of the bedrooms hosts a handy wallbed/desk! The basement has a large bedroom and den finished with cozy cork flooring. There is a partially completed family room and bathroom and the seller will leave all the building supplies that were purchased for the new owner (flooring, bathroom fixtures). The private backyard has a large deck, gazebo, hot tub, landscaping and walkway to the triple garage. Lots of privacy here and the paved alley is well kept and



backs onto a peaceful Environmental Reserve
with trees and natural green space. This
home has a ton to offer!

Built in 2012

Essential Information

MLS® #	A2145330
Price	\$709,000
Sold Price	\$740,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,750
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	179 Elgin Meadows Way Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0W7

Amenities

Amenities	Park, Playground
Parking Spaces	3
Parking	220 Volt Wiring, Alley Access, Heated Garage, Triple Garage Detached

Interior

Interior Features	No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window

	Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Awning(s), Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Environmental Reserve, Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
Date Sold	July 6th, 2024
Days on Market	8
Zoning	R-1N
HOA Fees	226.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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