

\$685,000 - 64 Elgin Meadows Manor Se, Calgary

MLS® #A2162852

\$685,000

4 Bedroom, 4.00 Bathroom, 1,525 sqft

Residential on 0.13 Acres

McKenzie Towne, Calgary, Alberta

Don't miss this beautiful home in the desirable community of McKenzie Towne. Discover the epitome of modern, eco-conscious living with this stunning 3 + 1 bedroom home, perfectly positioned on a rare, expansive corner lot with just over 2200 sqft of developed space. This carbon-neutral property not only promises a move-in ready experience but also champions environmental sustainability with its geothermal heating and cooling system which ensures your home remains warm in winter and cool in summer, all while boasting impressively low utility bills. This home features 3.5 bathrooms, including a lavish primary suite with a walk-in closet and a 4-piece ensuite. The additional bedroom in the finished basement, complete with a walk-in closet and 3-piece bathroom, offers flexibility for guests or family. Revel in the blend of carpeted comfort upstairs with durable laminate flooring on the main level and basement. The contemporary kitchen stands ready for culinary adventures, complemented by the convenience of main floor laundry. In the backyard your private oasis awaits complete with a large, two-tier composite deck equipped with natural gas connections for seamless outdoor entertaining, a 7-person hot tub (2020) for relaxation or social gatherings. You will enjoy the privacy enhanced by mature trees, a pergola, and a new vinyl fence. A detached, insulated two-car garage with power, ceiling storage, and finished with particle board walls complete the space. The



paved laneway adds to the property's functionality and curb appeal. This amazing home is situated in a desirable neighborhood, this corner lot not only provides ample street-side parking but also places you in one of Calgary's most sought-after areas, known for its community and convenience. This home isn't just a place to live; it's a lifestyle choice for those who value comfort, efficiency, and the environment. Fully landscaped and ready for you to make memories, this property represents a unique opportunity to own a piece of sustainable comfort. Act quickly - homes like blending eco-innovation with prime location, are rare.

Built in 2008

Essential Information

MLS® #	A2162852
Price	\$685,000
Sold Price	\$678,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,525
Acres	0.13
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	64 Elgin Meadows Manor Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T2Z 0S1
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Amenities

Amenities	Community Gardens
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Geothermal
Cooling	Other
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape, Private, Rectangular Lot, Paved
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	October 4th, 2024
Days on Market	30
Zoning	DC (pre 1P2007)
HOA Fees	246.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Landan Real Estate
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