

\$889,900 - 22 Elgin Park Common Se, Calgary

MLS® #A2172129

\$889,900

4 Bedroom, 4.00 Bathroom, 2,909 sqft

Residential on 0.16 Acres

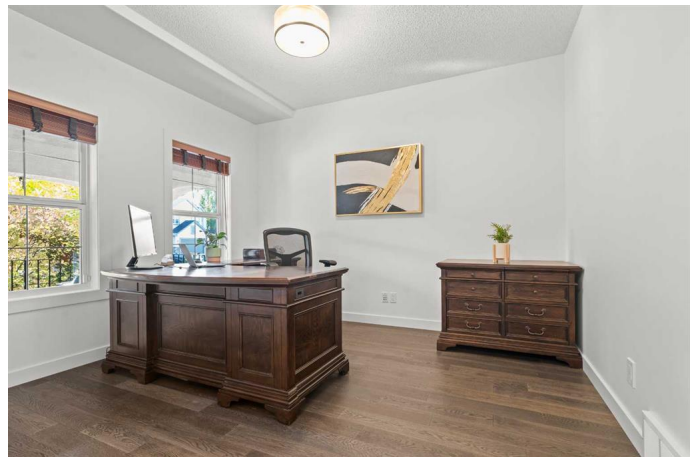
McKenzie Towne, Calgary, Alberta

Welcome to your dream home, a custom-built masterpiece by Albi Homes. Located on a quiet cul-de-sac, with one of the largest backyards in the area, features a large deck, a poured concrete pad (for ice rink in the winter), playground, ample grassy space, and a hot tub to watch the kids skating or relaxing during those beautiful summer nights, this yard offers something for everyone.

Modern updates and beautifully designed, this extensively upgraded home boasts nearly 4200 sq. ft. of developed space.

The spacious livingroom with a modern fireplace flows into a massive custom kitchen designed for a culinary master chef. This gorgeous kitchen seamlessly blends style and practicality, featuring granite countertops, stainless steel appliances including a gas cooktop, veggie sink, full-height cabinetry, a spacious island with casual seating, and a convenient oversized walk-in Pantry. The nook, overlooking the serene backyard, is ideal for hosting gatherings. A large main-floor den/dining room offers a versatile space for work, or dining room for hosting family dinner, along with a playroom or homework space for the kids. The powder room is thoughtfully located off the mudroom, which includes shelving storage for jackets, shoes, and backpacks.

Upstairs, the primary suite provides a spacious retreat with a luxurious ensuite that includes



dual vanities, a deep soaking tub, shower, and a generous walk-in closet. Three additional bedrooms on this floor are bright and massive (seriously massive), all sharing a large 4-piece bathroom. The laundry room with built in cabinets is conveniently located on this level as well.

The finished basement adds extra living space, offering a large rec room with included pool table, media room, and a wet bar!, Plus an additional 5th bedroom, and full bathroom to provide comfort for guests or extended family.

Outside, beautifully landscaped and surrounded by trees, this private outdoor oasis is perfect for relaxing or entertaining. Ideally located just a 2 minute walk to the McKenzie Highlands school, Parks, transit, Inverness pond, and walking distance to the McKenzie town centre, has good access to major thoroughfares, and an easy commute to the South Calgary Health campus. This home is not to be missed!

Built in 2002

Essential Information

MLS® #	A2172129
Price	\$889,900
Sold Price	\$883,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,909
Acres	0.16
Year Built	2002
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

Community Information

Address	22 Elgin Park Common Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4B8

Amenities

Amenities	Clubhouse, Other
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available
Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway, Oversized

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Breakfast Bar, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Tankless Hot Water, Wet Bar
Appliances	Dishwasher, Refrigerator, Window Coverings, Central Air Conditioner, Wall/Window Air Conditioner, Double Oven, Garburator, Garage Control(s), Gas Cooktop, Humidifier, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Playground
Lot Description	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco

Foundation Poured Concrete

Additional Information

Date Listed October 11th, 2024
Date Sold October 30th, 2024
Days on Market 19
Zoning R-G
HOA Fees 226.00
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX iRealty Innovations

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