

238 Elgin Manor SE
Calgary, Alberta

MLS # A2247448



\$699,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,741 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

Welcome to the quiet tree lined street of Elgin Manor, this 4 Bedroom, 4 Bathroom home is ready to make your own! Upon entry you are greeted with the open concept floor plan with traditional dinning room, the kitchen showcases an island with breakfast bar seating, brand new fridge and dishwasher, large pantry, and breakfast nook for casual dining, off the kitchen is a spacious living room featuring a gas fire place, the powder room and laundry room with storage complete the main level. Upstairs you will find the large primary bedroom with 5-piece ensuite bathroom and walk-in closet, down the hall are Two well-sized additional bedrooms and 4-piece washroom! Downstairs is a fully finished basement complete with a theatre/family room, a gym/flex space, and FOURTH Bedroom with 3-piece bathroom providing the perfect combination for a guest bedroom and entertaining space! Inside detached Double Garage you will find a level 2 Tesla universal car charger, and if you look above garage you will notice the new Solar Panels offsetting 93% of yearly electric consumption. Just steps away from Elgin Hill and Inverness Pond where the kids can play all year round, with walking paths, playgrounds and toboggan routes, this pocket of McKenzie Towne truly is special to all families lucky enough to experience it.