

238 Elgin Manor SE
Calgary, Alberta

MLS # A2261156



\$634,900

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, Front Yard, Garden, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Electric Vehicle Charger, Solar Panels		

Let us introduce you to 238 Elgin Manor, she's on a quiet, tree-lined street where the leaves change with the seasons, kids race bikes down the block, and neighbors still wave hello. Now, add a home that's equal parts cozy retreat and smart investment — and you will be welcomed into Elgin Manor. Inside, you'll find all the things you want but don't always get: a proper dining room for Sunday dinners, a kitchen with a big island (and shiny new fridge + dishwasher), plus a breakfast nook that's perfect for lazy coffee mornings. The living room is anchored by a gas fireplace that practically yells "movie night," while upstairs the primary suite spoils you with a 5-piece ensuite and walk-in closet. Two more bedrooms and another full bath keep everyone happy. The finished basement brings the fun — theatre room, gym/flex area, and a fourth bedroom with its own bath (because yes, guests will want to stay over). Outside, the backyard is BBQ-ready with a natural gas line, and the detached double garage hides some party tricks: a Tesla universal charger and additional solar panels offsetting 93% of your yearly electric consumption. That's right, you can brag that your house makes its own energy. And when you step beyond your front door, McKenzie Towne delivers: splash park, toboggan runs, the "Ruins," Inverness Pond, the Clock Tower, playgrounds, hockey rink — basically, a kid's paradise and an adult's community dream. This isn't just a house. It's the kind of place you'll actually want to come home to.

Call your favourite Realtor to show or come by our OPEN HOUSE NEXT SATURDAY OCTOBER 11 from 1-3pm!