

# \$779,000 - 217 Elgin Manor Se, Calgary

MLS® #A2185501

**\$779,000**

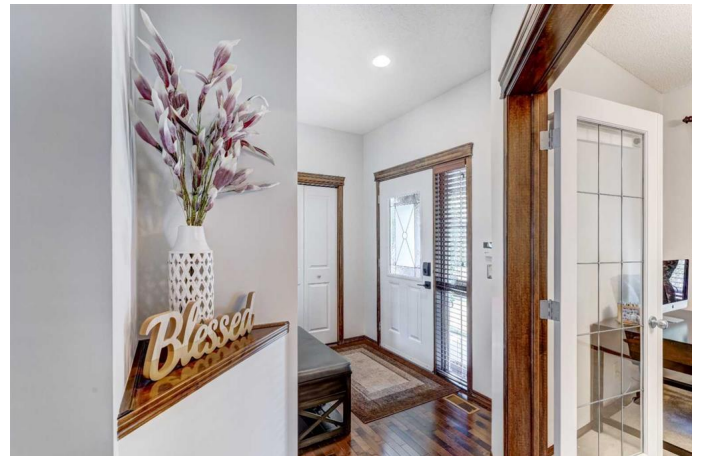
5 Bedroom, 4.00 Bathroom, 2,036 sqft  
Residential on 0.09 Acres

McKenzie Towne, Calgary, Alberta

Prepare to be enchanted by this stunning gem in the award-winning community of McKenzie Town. Experience the pride of ownership in this beautifully maintained fully finished 2,800 sq. ft. home, featuring 5 spacious bedrooms and 3.5 baths tailored for family living. Entertain in style with a welcoming living room adorned with a cozy gas mantle fireplace, complemented by a versatile main floor den perfect for your in home office or a creative space. The exquisite kitchen boasts quartz countertops, stainless steel appliances, and a generous dining area that opens up to the bright living area, along with convenient main floor laundry.

Venture upstairs to discover a bonus room alongside two generous bedrooms and a luxurious primary suite featuring a lovely ensuite with a separate jetted tub and shower. The fully developed lower level provides an ideal retreat with a cozy family room, two sizeable bedrooms, a 3-piece bath, and a cold room perfect for your wine collection or storage.

Enjoy the convenience of a double detached garage and unwind on your large deck overlooking the beautifully landscaped and fully fenced yard or sip your morning coffee on the front porch as the sun rises. This home is the perfect sanctuary for a growing family, with ample space for entertaining guests and creating lasting memories!



Built in 2006

## Essential Information

MLS® #	A2185501
Price	\$779,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,036
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	217 Elgin Manor Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z4N4

## Amenities

Amenities	Playground, Park
Parking Spaces	2
Parking	Double Garage Detached, Parking Pad, Off Street
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), French Door, Pantry, Wet Bar
Appliances	Dishwasher, Microwave, Range Hood, Window Coverings, Electric Range, Freezer, Garburator, Garage Control(s), See Remarks, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 4th, 2025
Days on Market	68
Zoning	R-1N
HOA Fees	227
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.