

# \$685,000 - 18 Elgin Meadows Road Se, Calgary

MLS® #A2207617

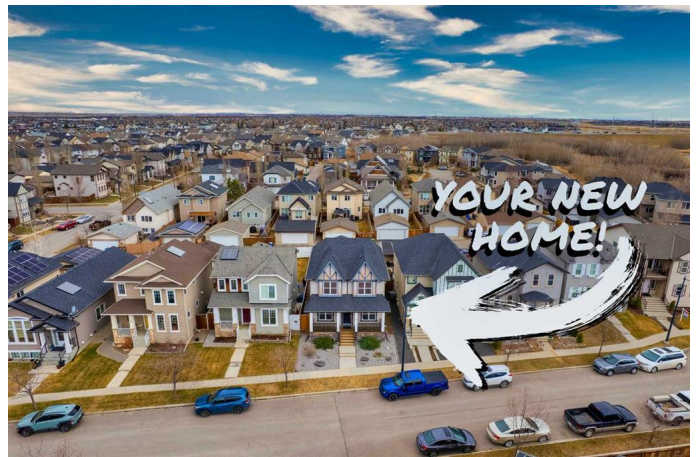
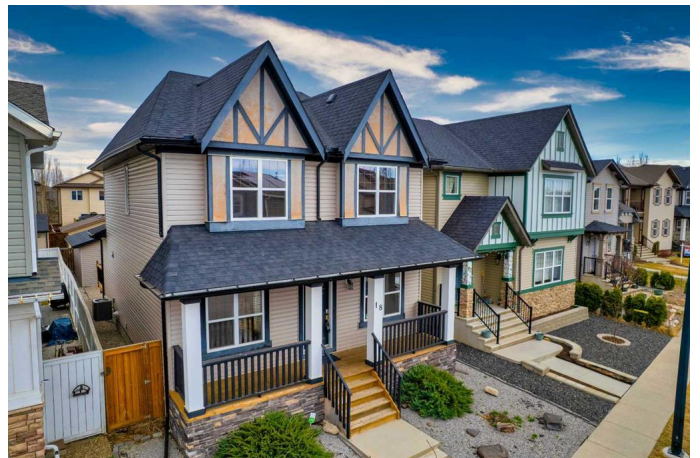
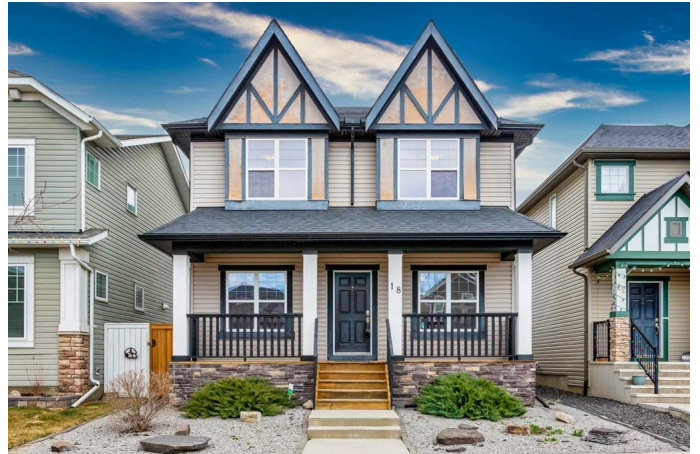
**\$685,000**

3 Bedroom, 3.00 Bathroom, 1,928 sqft  
Residential on 0.09 Acres

McKenzie Towne, Calgary, Alberta

Welcome home to this immaculate two-storey residence boasting over 1,900 sq.ft. in the highly sought-after community of Elgin in McKenzie Towne. Step onto the charming front porch into a beautifully designed space featuring 9-foot ceilings and pristine hardwood floors flowing throughout the main level. At the front, you'll find a spacious office filled with natural light, ideal for working from home. The main floor showcases an inviting open layout with a generously sized dining area perfect for family gatherings and entertaining friends. Relax in the expansive great room beside the cozy gas fireplace, seamlessly connected to a stunning maple kitchen equipped with stainless steel appliances, a pantry, and a convenient eat-up island bar. The sunny breakfast nook overlooks the backyard, offering a perfect spot for casual meals.

Step outside to your southwest-facing, low-maintenance backyard, complete with a newly constructed large cedar deck and an attractive decorative concrete patio (24 x 13.2), all enclosed by new fencing and designed for zero landscaping upkeep. The upper level offers an impressive primary bedroom featuring a ceiling fan, spacious walk-in closet, and a luxurious spa-inspired ensuite complete with a relaxing soaker tub and walk-in tiled shower. You'll appreciate the convenience of the upper-level laundry room. Two additional generously sized bedrooms and a well-appointed 4-piece bathroom round



out the upstairs.

The thoughtfully designed lower level, with large windows and rough-ins for a future 3-piece bathroom, awaits your personal touch. Additional comforts include newly installed air conditioning and an oversized 24x24 garage offering ample space for parking and a workshop.

Perfectly situated on a tranquil street, you'll enjoy being within walking distance to the pond, extensive pathway system, schools, shopping, and all the fantastic amenities McKenzie Towne has to offer. Experience the small-town charm—live local, shop local, and fall in love with your new home and community!

Built in 2010

### Essential Information

MLS® #	A2207617
Price	\$685,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,928
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	18 Elgin Meadows Road Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T2Z 0S1
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## Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	20
Zoning	R-G
HOA Fees	226
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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