

## 71 Elgin Terrace SE Calgary, Alberta

**MLS # A2239398**



**\$698,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,088 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level, Lawn, Patio, Porch, Stairs, Walkway		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	N/A		

**BEST VALUE UNDER \$700k:** fully developed 2-Storey with lovely updates, large Lot, huge deck, great location, Balcony, AC and fantastic layout! Welcome to 71 Elgin Terrace SE — a spacious, well-maintained family home offering over 3,000 sq ft of developed living space and central A/C, on an oversized pie lot with room for a full sized recreational camper, RV, extra parking or to expand the existing double detached Garage. RPR available for review. Recent updates include a new furnace, new garage roof, quartz counters, all-new appliances (fridge, stove, dishwasher, washer, dryer), vinyl plank floors, carpeting and tile all 2022, plus upgraded lighting/hardware and plumbing throughout. Located just a few houses down from the park on a quiet terrace street. The upper level features 3 generous bedrooms, plus a large bonus room with double doors and a private balcony, perfect as a second living room or easily converted into a 4th upstairs bedroom. The primary suite includes a walk-in closet and full ensuite, with another full bathroom and linen closet completing the upstairs. On the main floor is a bright and open kitchen with corner pantry and slab-style eat-up island, connected to the spacious living and dining areas — great for entertaining. At the front of the home is a versatile flex room area that can serve as a formal dining room, home office, or play space. A powder room and laundry area (with new stainless machines, added cabinets, venting window and tile floors), are centrally located, and the home has both a full front foyer with closet, AND rear mud-room exit with built-ins and rough-in security panel. The fully developed basement offers a spacious rec room, full bedroom with egress window, full bathroom with second soaker and roughed-in floor heat plus excellent storage — including space under the stairs and shelving

in the utility room. There's also a finished flex room space ideal for a theatre room, gaming area, home gym, or hobby room. All areas have lots of pre-wiring for data, media/theatre and hobby use. The fenced backyard offers room to play, relax, or expand your outdoor living space. Situated in sought-after McKenzie Towne, close to schools, parks, shopping, and amenities. One of the few move-in ready homes in McKenzie Towne over 2,000 sq. ft. with a finished basement and oversized double garage — this home stands out. Be sure to view the iGuide floor plans and virtual tour for the full experience.