

**77 Elgin Meadows Manor SE**  
**Calgary, Alberta**

**MLS # A2289947**



**\$709,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,005 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Asphalt, Double Garage Detached, Garage Door Opener, Overs		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Paved, Stre		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home		

**Inclusions:** 3 TV mounts, Wooden shelves in garage,

Welcome to a rare gem that perfectly blends comfort, functionality, and thoughtful upgrades in one exceptional home. Step inside to a bright, open-concept main floor designed for both everyday living and effortless entertaining. Rich espresso maple hardwood floors flow throughout, complemented by elegant spindled railings that maintain an airy, open feel. A private front flex room offers versatility as a formal dining space or home office. The kitchen is truly an entertainer's dream — showcasing an oversized island, over-height cabinetry, concrete countertops, updated backsplash, stylish hood fan, and high-end stainless steel appliances. The spacious great room is anchored by a stunning mosaic tile gas fireplace, while the large dining nook, rear mudroom, and convenient main-floor laundry complete this thoughtfully designed level. Nine-foot ceilings on both the main and upper floors enhance the sense of space and natural light throughout. Upstairs, the generous primary suite features a large walk-in closet and a well-appointed four-piece ensuite. Two additional bedrooms and another four-piece bathroom provide comfortable space for family or guests. The professionally developed basement expands your living space even further. Enjoy movie nights in the custom theatre room, professionally installed with resilient channel ceiling sound dampening and wired for 7.2 surround sound. There is additional space for a pool table, home gym, or the option to convert to a fifth bedroom. The spa-inspired basement bathroom offers a sauna-like ambiance and heated ceramic floors with a separate thermostat for ultimate comfort. Outside, the beautifully landscaped, low-maintenance yard is designed with native Alberta plants that thrive naturally with rainfall alone. Enjoy your own backyard harvest with established sour cherry, choke cherry, raspberry, and blueberry

bushes, plus asparagus. The yard also remains a wonderful blank canvas for any additional landscaping dreams. The oversized double garage provides ample space for vehicles and storage, with extra room beside for future RV parking or an additional parking pad. Abundant storage throughout the home &mdash; including under-stair and flex-area storage &mdash; ensures everything has its place. Ideally located with easy access to Stoney Trail and Deerfoot Trail, and within walking distance to shopping, schools, and beautiful community parks. This is the one you've been waiting for &mdash; book your private showing today!