

389 Elgin Way SE
Calgary, Alberta

MLS # A2291829



\$645,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,625 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Off Street, RV Gated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Tv mount in basement. Gazebo.

Open house cancelled due to conditional offer. Welcome home! As you drive down the quiet street and step inside, you're immediately greeted by welcoming heated slate flooring that adds both warmth and comfort. Just a few steps away, the bright and cheerful living room draws you in with soaring vaulted ceilings and beautiful hardwood floors, creating an inviting space that feels open, airy, and perfect for relaxing or gathering with family and friends. The hardwood floors lead you into the kitchen, where you'll love preparing meals and spending time together. With plenty of cabinetry, granite countertops, a Silgranit sink, stainless steel appliances, a large pantry, and a convenient eat-up island, this kitchen is both functional and stylish, perfect for everything from busy mornings to hosting friends. Nearby, you'll find the dining room, a convenient half bath, and a rear entrance that opens onto a huge deck—an ideal spot for summer barbecues, evening drinks, and making memories with family and friends. The west facing slightly pie-shaped backyard offers plenty of sun and green space for kids and pets to run and play, along with RV parking and a double heated garage that makes winters far more comfortable. Upstairs, you'll find three spacious bedrooms and an updated 4-piece bathroom, offering the perfect retreat at the end of the day. The primary bedroom is a relaxing space you'll love coming home to, featuring his-and-hers closets and a private 3-piece ensuite. The fully finished lower level provides even more room to spread out, with a huge rec room that's perfect for movie nights, a games area, or a play space, along with a fourth bedroom and another 3-piece bathroom, great for guests, teens, or a home office. Topped off with the comfort of a tankless hot water system, a high-efficiency furnace, new roof in

2021, and an amazing location that's quiet yet close to parks, schools, and shopping, this is a home where you can truly settle in and enjoy everyday living. Call today to book your private showing!