

240 Elgin Meadows Way SE
Calgary, Alberta

MLS # A2318760



\$764,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,249 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance		

Inclusions: Basement Fridge, Stove, Microwave Hoodfan, Washer/Dryer

Welcome to 240 Elgin Meadows Way SE, a beautifully maintained and spacious family home located on a quiet, tree-lined street in the heart of McKenzie Towne. Perfectly positioned facing a picturesque green space, this impressive property offers over 3,100 sq. ft. of developed living space, including a fully finished basement illegal-suite with a separate side entrance. The main floor features gleaming hardwood floors throughout, a versatile den that can easily serve as a fourth bedroom or home office, and a bright open-concept layout designed for modern living. The spacious kitchen is the heart of the home, showcasing granite countertops, a large center island, ample cabinetry, and a walk-in pantry—perfect for both everyday living and entertaining. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary retreat, along with a large bonus room ideal for family gatherings, a media room, or children’s play area. The 2 bedroom basement offers approximately 881 sq. ft. living space with a separate side entrance, providing excellent flexibility for extended family or potential rental income. Step outside to enjoy the private backyard complete with a BBQ deck, creating the perfect space for summer entertaining and relaxation. The rear attached double garage provides ample parking and storage. Located close to parks, pathways, schools, shopping, and all amenities, this exceptional home combines space, functionality, and a highly desirable location. A rare opportunity for growing families, multi-generational living, or savvy investors alike. Check out 3D tour link.