

222 Elgin Estates Park SE
Calgary, Alberta**MLS # A2354274****\$949,900**

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,583 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, See Remarks		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Granite Counters, Kitchen Island, Recessed Lighting		

Inclusions: NA

Welcome to Elgin Estates! This custom ALBI-built home offers approximately 2,600 sq. ft. above grade on a fenced 5,800 sq. ft. lot, with CENTRAL A/C, a beautifully landscaped southwest-facing backyard and an impressive double attached garage featuring polyaspartic floor coating, a HandiWall storage system, Hayley cabinets, shelving and tire racks. With over \$140,000 in upgrades, this home is filled with thoughtful details throughout. A covered front veranda and epoxy stone walkway welcome you inside, where slate tile and Brazilian walnut hardwood flow through the main floor. The spacious living room features a gas fireplace with a wood mantel and slate surround, opening to a bright dining area with windows on three sides and garden doors to the deck. The kitchen offers ceiling-height cherry cabinetry, crown moulding, a large granite island, slate backsplash and stainless steel appliances. A walk-through pantry with custom shelving connects to the mudroom, while a main-floor office with custom built-ins and a 2-piece bath complete the level. Upstairs, you'll find a bright bonus room and a spacious primary bedroom with a custom walk-in closet and 5-piece ensuite featuring a corner soaker tub, glass-enclosed tiled shower and separate water closet. Two additional bedrooms, a 4-piece bath and a laundry room with cabinetry and a folding counter complete the upper floor. The full unfinished basement offers plenty of room for future development. Enjoy the beautifully landscaped backyard with a composite deck, curved stamped-concrete patio, lush lawn, mature trees, irrigation, concrete curbing and a shed with a concrete floor. Additional features include a garage floor drain, Nest thermostats, a Kinetico water system, keyless entry and an alarm system with exterior cameras and a doorbell camera. Conveniently located near McKenzie Highlands

School, High Street shops and restaurants, Sobeys and McKenzie Towne Hall, with easy access to Stoney Trail and Deerfoot Trail.