

**225 Elgin Meadows Park SE  
Calgary, Alberta**

**MLS # A2238098**



# \$549,000

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,420 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), 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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Other, See Remarks, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this modern and spacious home in the heart of McKenzie Town. This charming duplex home is nestled in a family friendly neighborhood, quiet and peaceful for a growing family. Boasting over 1400sqft of living space with an open concept, this property is a rare find in such neighborhood. It features 3 bedrooms, 2 full bathrooms, 2 half bath and a finished basement for entertaining or relaxing with family. The kitchen is complete with sleek stainless steel appliances, ample cabinetry and a large island for meal prep or casual dining. The cozy living room is spacious and bright with lots of natural lighting. Upstairs, you will find generously sized bedrooms including a big master bedroom with a walk-in closet and an ensuite bath for ultimate convenience. The finished basement provides additional space whether you are looking for a home office, media room or play area for kids. Outside you get a well kept beautiful backyard with no neighbors at the back offering complete privacy, which is an ultimate dream these days. Located in a prime spot in McKenzie town, this home is just a short stroll from a peaceful pond, offering a retreat right in your neighborhood. Easy access to Stoney Trail, Deerfoot, top rated schools and plenty of shopping centers providing all the basic amenities. All in all it offers a downtown vibe and is a perfect blend of peaceful and a close to city life. Book your personal showing to make this dreamy home yours.