



26 Elgin Park Road Calgary Alberta

\$1,069,000

Extensively renovated and updated! Backing onto the Wetland Reserves and Green Belts of McKenzie Towne and Elgin. Direct access to parks playgrounds and a 2 minute walk to McKenzie Highlands School (grades 4-9). This executive style 2 storey home boasts over 3500 sq/ft of developed living space. This home truly needs to be seen to be appreciated. The main floor showcases exceptional functionality; boasting a private office/den, and a formal dining room that could easily accommodate any large family gathering towards the front of the home. The Vaulted Ceilings in the Great Room provide volumes of space and take advantage of the views onto the natural reserves. The kitchen appliances are all newer and feature upgraded brushed bronze hardware. Similarly, the main floor laundry is also fixtured with a new LG Wash-Tower and includes the LG Steam Tower for all your coats, suits and dresses. Moving to the second floor you'll find three large bedrooms. The primary suite is spectacular in size and furnishings. A truly fantastic ensuite and a custom "Grade A" California Closet that looks like it could be part of a boutique complete this space. The two additional bedrooms on the second floor have also been fitted with custom California Closets and are each large enough to ensure that there are no fights over who gets which room... The shared bathroom accommodating these two bedrooms has also been recently renovated. Still need more... the lower WALKOUT LEVEL is fully developed & spans almost 1200 sq/ft. This is not your typical basement development. The living space is open concept but, designed to allow for function and separation of unique spaces. This level also features an additional bank of windows showcasing the home's location and views. With a second built in gas fireplace with a craftsman style stone surround and ample custom cabinetry, walnut toned natural cork floor...

Primary Bedroom 18.00 Ft x 13.25 Ft

Bedroom 12.75 Ft x 9.92 Ft

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5pc Bathroom 10.17 Ft x 11.83 Ft

4pc Bathroom 7.92 Ft x 5.08 Ft

Office 5.33 Ft x 4.00 Ft

Bedroom 11.42 Ft x 11.08 Ft

3pc Bathroom 11.25 Ft x 8.00 Ft

Living room 49.21 Ft x 36.09 Ft

Kitchen 18.83 Ft x 12.83 Ft

Dining room 10.17 Ft x 11.92 Ft

Office 10.33 Ft x 9.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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CIR Realty

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See

Mirror

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Other	10.17 Ft x 5.33 Ft	Breakfast	10.92 Ft x 6.00 Ft
Recreational, Games room	23.83 Ft x 24.83 Ft	2pc Bathroom	5.33 Ft x 4.67 Ft
Other	9.83 Ft x 12.83 Ft	Foyer	5.33 Ft x 7.00 Ft
Other	10.92 Ft x 6.00 Ft		