



## 67 Elgin View Calgary Alberta

\$649,900

OPEN HOUSE: SUN OCT 6/24, 2-4:30PM \*\* Inviting Family Home with a Triple Garage in McKenzie Towne! \*\* Discover this spacious 1780 sqft Cardel-built home in the heart of McKenzie Towne—a perfect fit for families or first-time buyers who want flexibility and room to grow. This property offers comfortable living with customizable spaces to suit your lifestyle. \* The bright, open KITCHEN features stainless steel appliances, including a 4-door fridge, oven featuring an induction cook surface (2023) OTR microwave, and dishwasher (2022). Adjacent to the kitchen, the SUNNY BREAKFAST NOOK is currently styled as a COZY SUNROOM with a loveseat and table—perfect for enjoying morning coffee or relaxing with a good book. This versatile space can also be transformed into a playroom or a dining area, giving you flexibility based on your needs. \* The PRIMARY SUITE offers a private retreat with a corner soaker tub for two, a standalone shower, a private water closet, and a spacious walk-in closet. Two more GENEROUS BEDROOMS and a main 4-piece bath enjoy a BRIGHT HALLWAY featuring wood spindle railing and a large window that invites ample natural light. For additional living space, the unfinished BASEMENT—with full egress windows and rough-in plumbing for a 3-piece bath—presents an opportunity to expand, whether you envision a rec room, a home office, extra bedrooms, or even a full basement suite (subject to City approvals). \* Outside, the wide REAR DECK spans the width of the house, providing multiple areas to enjoy the outdoors. One side is ideal for BBQing (gas line installed), while the other offers a cozy setting for lounging and relaxation. The TRIPLE GARAGE, built in 2018, provides ample space for both parking and hobbies, with a 9' door on the double side and a 7' door on the single side, accommodating taller vehicles and extra storage. It's outfitted with elec...

Primary Bedroom 13.75 Ft x 14.00 Ft

Bedroom 12.25 Ft x 11.67 Ft

Bedroom 10.00 Ft x 13.08 Ft

4pc Bathroom 10.92 Ft x 11.50 Ft

4pc Bathroom 8.75 Ft x 4.92 Ft

Other 24.08 Ft x 34.67 Ft

Kitchen 11.92 Ft x 17.75 Ft

Other 9.92 Ft x 14.50 Ft

Den 7.42 Ft x 7.83 Ft

Foyer 8.83 Ft x 7.50 Ft

Laundry room 7.08 Ft x 10.25 Ft

2pc Bathroom 4.83 Ft x 4.75 Ft

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Listing Presented By:



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**Mirror**

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Living room 14.00 Ft x 17.17 Ft