



## 109 Elgin Meadows Manor Calgary Alberta

\$724,900

Welcome to this beautifully maintained 5-bedroom, 4-bathroom home tucked into the vibrant and walkable community of McKenzie Towne. With over 2,500 sq.ft. of total living space, a fully finished basement, and stylish updates throughout, this home is perfect for growing families or anyone looking for flexible living. From the charming Tudor-inspired exterior and spacious front porch, you're welcomed into a bright main floor with soaring 9-foot ceilings and an inviting, open layout. The kitchen features rich cabinetry, stainless steel appliances, a sleek glass tile backsplash, and pendant lighting over the island with breakfast bar seating—both functional and stylish. The adjacent dining space is ideal for family meals or hosting friends. The living room is cozy and spacious, with windows that bring in tons of natural light and a tiled corner gas fireplace that adds warmth and character. Need a quiet spot for a home office or creative hobby space? A bright flex room at the front of the home offers just that versatility. Practicality meets comfort with main-floor laundry, smartly located in the mudroom with direct access to the backyard. A 2-piece bathroom completes this level. Upstairs, the primary bedroom stands out with a unique layout, oversized windows, and an ensuite that feels like a personal retreat—complete with a double vanity, a large soaker tub, and a separate walk-in shower. Two more spacious bedrooms share a full 4-piece bath. The fully developed basement expands your options with two additional bedrooms, a large recreation room that's perfect for movie nights or family fun, and a full 3-piece bath, plus extra storage space. Step outside to your private backyard and enjoy the spacious deck—perfect for summer BBQs and outdoor dining. A double detached garage with alley access adds extra convenience. Beyond the home, you'll love everything McKenzie Towne has to offer.

Recreational, Games room 22.00 Ft x 14.00 Ft

Storage 12.58 Ft x 4.33 Ft

Furnace 9.50 Ft x 9.00 Ft

Bedroom 14.67 Ft x 9.00 Ft

Bedroom 11.75 Ft x 8.42 Ft

3pc Bathroom 7.25 Ft x 4.92 Ft

Other 11.92 Ft x 10.92 Ft

Foyer 10.25 Ft x 8.33 Ft

Laundry room 9.25 Ft x 6.00 Ft

2pc Bathroom 4.92 Ft x 4.58 Ft

Primary Bedroom 15.58 Ft x 12.58 Ft

Bedroom 11.92 Ft x 10.00 Ft

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Listing Presented By:



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Kitchen	11.92 Ft x 9.67 Ft	Bedroom	10.83 Ft x 9.58 Ft
Dining room	9.67 Ft x 9.42 Ft	5pc Bathroom	10.92 Ft x 8.42 Ft
Living room	15.42 Ft x 15.33 Ft	4pc Bathroom	8.50 Ft x 4.92 Ft