



## 217 Elgin Manor Calgary Alberta

\$849,900

PRIDE OF OWNERSHIP!!! Welcome Home with Pride of ownership shown throughout. This fully developed 2800 sq. ft home offers 5 Bedrooms 3.5 Baths, Living room with gas mantle fireplace, Main floor Den/office/flex room your choice. Beautiful kitchen with quartz countertops, stainless Steel appliances pantry and large dining area, open living area, main floor laundry. As you proceed to the upper floor you will enjoy bonus room plus 2 generous bedrooms along with large primary and lovely ensuite with separate jetted tub and shower. Let's go to the lower level and you will enjoy a total escape with another family room and 2 large bedrooms along with 3 pce bath and cold room for wine, preserves, storage again your choice! ( This space had been legally set up for Air b & b and successfully generated extra income.) You will come home to enjoy driving into your double detached garage and sitting on your large deck enjoying the fully landscaped and fenced yard or sitting on your front porch enjoying a coffee in the morning or wine after work as the day unwinds down! This home is perfect for the growing family with space for company and entertaining!Directions: (id:6769)

Bonus Room 14.17 Ft x 13.08 Ft  
Primary Bedroom 14.08 Ft x 12.00 Ft  
Bedroom 10.42 Ft x 9.92 Ft  
Bedroom 10.42 Ft x 9.92 Ft  
4pc Bathroom 10.42 Ft x 11.00 Ft  
4pc Bathroom 8.67 Ft x 5.00 Ft  
Recreational, Games room 13.08 Ft x 17.25 Ft  
Bedroom 10.33 Ft x 13.50 Ft  
Bedroom 10.33 Ft x 13.67 Ft  
3pc Bathroom 12.92 Ft x 5.67 Ft

Storage 13.58 Ft x 7.08 Ft  
Furnace 7.33 Ft x 8.17 Ft  
Foyer 7.25 Ft x 5.33 Ft  
Other 14.08 Ft x 13.00 Ft  
Kitchen 11.33 Ft x 9.00 Ft  
Living room 13.67 Ft x 17.58 Ft  
Dining room 11.33 Ft x 7.67 Ft  
Laundry room .00 Ft x .00 Ft  
2pc Bathroom 4.83 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

<http://onthemovewithmarg.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca