



## 35 Elgin Green Calgary Alberta

\$649,900

Looking for the perfect home at an affordable price? Boasting over 2930+ sq ft of living space, this home displays the perfect blend of comfort and style. With 9-foot knock down ceilings on the main floor, enjoy the open and airy atmosphere throughout. The heart of the home is the beautiful kitchen, featuring maple cabinets, SS appliances, a corner pantry and a raised bar ledge that overlooks the spacious dining and living areas. The dining room boasts expansive wall-to-wall windows and sliding doors that lead to a generous deck. The living room showcases a corner fireplace with an elegant stone surround, adding warmth and character to the space. A maple wood and wrought iron railing accentuates the space leading upstairs. A separate office offers a quiet workspace. Four bedrooms and three and a half bathrooms, provide ample space for family living and entertaining guests. The large primary bedroom suite includes an ensuite bathroom with oversized soaker tub, separate shower, walk-in closet, and a skylight that floods the space with natural light. A fully developed basement provides additional living space, with its 9-foot ceiling and large windows, 4th bedroom and additional bathroom. The fenced South facing backyard features a composite deck and interlocking brick patio, while also backing onto a large park, creating a serene outdoor oasis. Recent updates include - roof shingles & hot water tank (3 years ago), furnace & A/C (3 months ago). As an added bonus, the property includes a triple, heated, insulated, and wired garage, providing ample space for vehicles and storage. (id:6769)

Bedroom 10.25 Ft x 20.00 Ft  
Family room 14.25 Ft x 23.75 Ft  
Storage 3.25 Ft x 5.75 Ft  
Furnace 9.00 Ft x 10.25 Ft  
4pc Bathroom 7.33 Ft x 8.92 Ft  
Other 5.75 Ft x 11.75 Ft  
Kitchen 10.67 Ft x 12.33 Ft  
Dining room 11.58 Ft x 14.25 Ft  
Living room 14.58 Ft x 15.00 Ft

Den 8.75 Ft x 12.92 Ft  
Other 5.08 Ft x 7.67 Ft  
2pc Bathroom 4.58 Ft x 4.58 Ft  
Primary Bedroom 14.75 Ft x 15.50 Ft  
Bedroom 8.42 Ft x 12.92 Ft  
Bedroom 11.08 Ft x 11.67 Ft  
4pc Bathroom 4.92 Ft x 9.08 Ft  
4pc Bathroom 9.08 Ft x 10.00 Ft

Listing Presented By:



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