



## 64 Elgin Meadows Manor Calgary Alberta

\$685,000

Don't miss this beautiful home in the desirable community of McKenzie Towne. Discover the epitome of modern, eco-conscious living with this stunning 3 + 1 bedroom home, perfectly positioned on a rare, expansive corner lot with just over 2200 sqft of developed space. This carbon-neutral property not only promises a move-in ready experience but also champions environmental sustainability with its geothermal heating and cooling system which ensures your home remains warm in winter and cool in summer, all while boasting impressively low utility bills. This home features 3.5 bathrooms, including a lavish primary suite with a walk-in closet and a 4-piece ensuite. The additional bedroom in the finished basement, complete with a walk-in closet and 3-piece bathroom, offers flexibility for guests or family. Revel in the blend of carpeted comfort upstairs with durable laminate flooring on the main level and basement. The contemporary kitchen stands ready for culinary adventures, complemented by the convenience of main floor laundry. In the backyard your private oasis awaits complete with a large, two-tier composite deck equipped with natural gas connections for seamless outdoor entertaining, a 7-person hot tub (2020) for relaxation or social gatherings. You will enjoy the privacy enhanced by mature trees, a pergola, and a new vinyl fence. A detached, insulated two-car garage with power, ceiling storage, and finished with particle board walls complete the space. The paved laneway adds to the property's functionality and curb appeal. This amazing home is situated in a desirable neighborhood, this corner lot not only provides ample street-side parking but also places you in one of Calgary's most sought-after areas, known for its community and convenience. This home isn't just a place to live; it's a lifestyle choice for those who value comfort, efficiency, and the environment....

Recreational, Games room 16.00 Ft x 14.50 Ft

Bedroom 12.00 Ft x 10.50 Ft

4pc Bathroom Measurements not available

Kitchen 15.00 Ft x 9.00 Ft

Dining room 17.00 Ft x 10.00 Ft

Living room 15.50 Ft x 11.50 Ft

2pc Bathroom Measurements not available

Primary Bedroom 14.00 Ft x 11.50 Ft

Bedroom 11.00 Ft x 9.50 Ft

Bedroom 10.50 Ft x 9.00 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

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

Listing Presented By:



Originally Listed by:  
RE/MAX Landan Real Estate



**Real Estate Professionals Inc.**

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

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

Laundry room 8.00 Ft x 5.00 Ft