

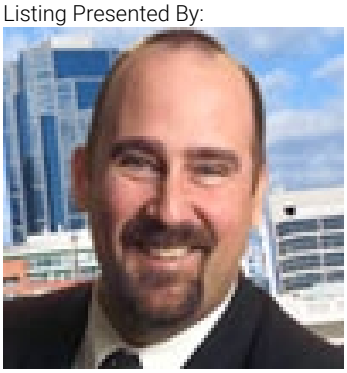
108 Elgin Manor Calgary Alberta

$635,000

Located on arguably the nicest corner Elgin has to offer, zoned R1N and carriage house capabilities,this well-kept four-level split sits on a generous corner lot directly across from a playground! Entering the home,hardwood floors lead into your living room, dining room, and open kitchen combination, allowing for seamlessentertaining and a great family space. The unique floor plan allows tall, south-facing windows to pour natural light intothe front of the home, amplifying the vaulted ceiling. The kitchen has been updated with quartz countertops, refreshedcabinets, and a modern backsplash, while also featuring a pantry. Upstairs holds two bedrooms, an open second living space/office that could easily be converted to a third bedroom, and a four-piece bathroom with direct access to the primary bedroom. Heading to the third level, you're spoiled with a huge family room, a third bedroom/office, a wet bar/potential kitchen, a three-piece bathroom, and a walk-up basement to the backyard! The fourth level holds another large space that would be perfect for a gym, playroom,fourth/fifth bedroom, or games room! The basement includes a utility/storage room, a laundry room (2022), a newerhot water tank (2023), and a garage roof updated in 2019. The backyard is expansive, benefiting from the corner lot and offering a huge deck, trailer parking, a concrete pad, and a freshly stained fence. With a desirable footprint of the main home at just under 1,100 sq.ft above grade--yet offering a total living space of over 2,200 sq ft--the generous lot allows for options like an extra-large carriage house up to 22'x33' as per city setbacks and allowances. The existing 22'x22' garage provides additional storage and easily fits your family's SUV and truck during the cold winters. Homes like this rarely come available, and the opportunities with this property are endless! (id:6769)

3pc Bathroom 5.42 Ft x 8.25 Ft
Other 9.42 Ft x 5.25 Ft
Bedroom 9.17 Ft x 9.00 Ft
Family room 16.83 Ft x 19.33 Ft
Recreational, Games room 22.83 Ft x 17.58 Ft
Storage 9.42 Ft x 2.58 Ft
Dining room 13.83 Ft x 7.42 Ft
Kitchen 10.17 Ft x 11.17 Ft
Living room 16.42 Ft x 12.08 Ft
4pc Bathroom 9.83 Ft x 7.67 Ft
Bedroom 13.67 Ft x 10.67 Ft
Primary Bedroom 13.00 Ft x 14.25 Ft

Listing Presented By:



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