



# 187 Elgin Way Calgary Alberta

\$599,800

Elegant curb appeal sets the tone for this beautifully updated two-storey home in the popular McKenzie Towne. Step inside to a spacious front foyer with a convenient coat closet, opening into a bright and inviting main floor. The open-concept layout is perfect for everyday living and entertaining. The living room, featuring a cozy corner fireplace, overlooks the backyard and flows seamlessly into the kitchen and dining area. The dining space is thoughtfully tucked to the side while still maintaining an open connection to the main living areas. The kitchen is perfectly positioned for entertaining and daily life, complete with a large pantry, NEW backsplash, NEW quartz countertops, and brand-NEW appliances (fridge, stove, and dishwasher). Working from home or managing daily tasks is effortless with a dedicated office/den located just behind the kitchen -- ideal for keeping an eye on dinner while staying productive. The den features a large window overlooking the street, and a generously sized half bathroom with a window is privately tucked away nearby. Brand-NEW vinyl plank flooring enhances the entire main level, while NEW carpet upstairs adds warmth and comfort. The upper level offers a spacious primary bedroom large enough to accommodate a king-sized bed, complete with a cozy reading area, full ensuite, and walk-in closet. The two additional bedrooms are thoughtfully positioned on opposite sides for added privacy; one includes its own walk-in closet. A full bathroom completes the upper floor. The basement is unspoiled and ready for your personal touch. It is roughed-in for a bathroom and features large windows, making it easy to design additional bedrooms or a recreation space. The wide staircase and generous landing make moving furniture effortless -- a detail buyers truly appreciate. Outside, enjoy a double detached garage plus additional parking space ideal for an RV ...

Living room 13.50 Ft x 17.00 Ft

Kitchen 9.42 Ft x 14.58 Ft

Other 8.50 Ft x 10.00 Ft

Office 5.00 Ft x 8.67 Ft

Foyer 7.00 Ft x 7.75 Ft

Foyer 4.58 Ft x 5.17 Ft

Primary Bedroom 14.00 Ft x 14.00 Ft

Bedroom 9.58 Ft x 10.00 Ft

Bedroom 8.33 Ft x 10.42 Ft

Other 5.00 Ft x 8.00 Ft

Other 3.58 Ft x 5.42 Ft

4pc Bathroom 8.58 Ft x 5.00 Ft

a

Listing Presented By:



Originally Listed by:  
Premiere Realty Direct

<http://www.soldbybeatrix.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

2pc Bathroom 4.83 Ft x 7.33 Ft

4pc Bathroom 5.17 Ft x 8.75 Ft