



222 Elgin Estates Park Calgary Alberta

\$949,900

Welcome to Elgin Estates! This custom ALBI-built home offers approximately 2,600 sq. ft. above grade on a fenced 5,800 sq. ft. lot, with CENTRAL A/C, a beautifully landscaped southwest-facing backyard and an impressive double attached garage featuring polyaspartic floor coating, a HandiWall storage system, Hayley cabinets, shelving and tire racks. With over \$140,000 in upgrades, this home is filled with thoughtful details throughout. A covered front veranda and epoxy stone walkway welcome you inside, where slate tile and Brazilian walnut hardwood flow through the main floor. The spacious living room features a gas fireplace with a wood mantel and slate surround, opening to a bright dining area with windows on three sides and garden doors to the deck. The kitchen offers ceiling-height cherry cabinetry, crown moulding, a large granite island, slate backsplash and stainless steel appliances. A walk-through pantry with custom shelving connects to the mudroom, while a main-floor office with custom built-ins and a 2-piece bath complete the level. Upstairs, you'll find a bright bonus room and a spacious primary bedroom with a custom walk-in closet and 5-piece ensuite featuring a corner soaker tub, glass-enclosed tiled shower and separate water closet. Two additional bedrooms, a 4-piece bath and a laundry room with cabinetry and a folding counter complete the upper floor. The full unfinished basement offers plenty of room for future development. Enjoy the beautifully landscaped backyard with a composite deck, curved stamped-concrete patio, lush lawn, mature trees, irrigation, concrete curbing and a shed with a concrete floor. Additional features include a garage floor drain, Nest thermostats, a Kinetico water system, keyless entry and an alarm system with exterior cameras and a doorbell camera. Conveniently located near McKenzie Highlands School, High Street shops and rest...

Storage 10.74 M x 11.88 M

Furnace 2.90 M x 3.69 M

Living room 6.46 M x 5.88 M

Kitchen 4.44 M x 4.31 M

Dining room 3.67 M x 2.04 M

Office 3.33 M x 4.25 M

2pc Bathroom 1.30 M x 1.86 M

Primary Bedroom 4.05 M x 4.42 M

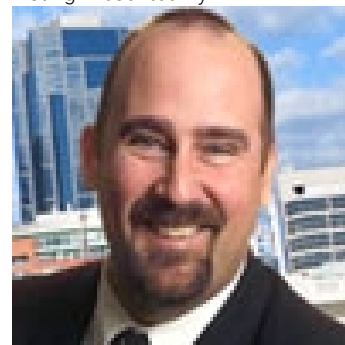
5pc Bathroom 3.04 M x 3.70 M

Other 1.95 M x 3.22 M

Bedroom 3.09 M x 4.17 M

Bedroom 3.09 M x 3.52 M
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Listing Presented By:



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Foyer	2.46 M x 4.07 M	4pc Bathroom	3.09 M x 1.50 M
Other	2.08 M x 1.63 M	Bonus Room	6.13 M x 3.93 M
Pantry	1.57 M x 2.27 M	Laundry room	1.50 M x 3.14 M