



240 Elgin Meadows Gardens Calgary Alberta

\$488,000

Welcome to this charming east-facing, cottage-style duplex in the desirable community of McKenzie Towne! Offering 1,585 sq. ft. of developed living space, this home features 4 bedrooms, 3.5 bathrooms, and a fully finished basement. Thoughtfully laid out across three levels, there is plenty of space for a growing family. A fantastic opportunity in Calgary's southeast! The main level encompasses the living room, dining area and kitchen in an open floor plan showcasing light hardwood flooring throughout. Large windows at both ends of the main floor provide a sunny and uplifting outlook. A tiled gas fireplace in the living room makes for cozy winter evenings with the family. The kitchen features rich, deep brown cabinets, contrasting laminate countertops, tiled backsplash, double-sink and stainless appliances. The dining nook affords a view of the deck and backyard and a convenient 2-pc. bath completes the main floor. The carpeted second level has an amply sized primary bedroom with generous closet space and your own private 3-pc. ensuite. Down the hall are two additional brightly lit bedrooms, each with a good amount of closet space and sharing access to a 4-pc. bath. The lower level is carpeted as well and is fully and tastefully developed. A rec room, fourth bedroom, laundry room, utility room and 4-pc. bath are efficiently planned on this level. The railed wooden deck in the fully fenced backyard is the perfect setting for summer dining and watching the kids play in the yard. Parking for one vehicle is gained via the back lane plus on-street parking is also available. Convenient proximity to numerous amenities is another plus such as Stoney and Deerfoot Trails; 52nd Street and 130th Avenue which offer shopping plazas within a 5-7-minute walk (Sobeys, Shoppers Drug Mart); restaurants (Papa John's Pizza, Starbucks), a veterinary clinic, beauty salon, banks...

4pc Bathroom 7.08 Ft x 5.08 Ft

Bedroom 9.25 Ft x 9.50 Ft

Recreational, Games room 10.50 Ft x 9.83 Ft

Furnace 5.50 Ft x 10.50 Ft

2pc Bathroom 2.75 Ft x 6.58 Ft

Kitchen 13.92 Ft x 15.75 Ft

Living room 13.83 Ft x 14.08 Ft

3pc Bathroom 5.42 Ft x 5.58 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

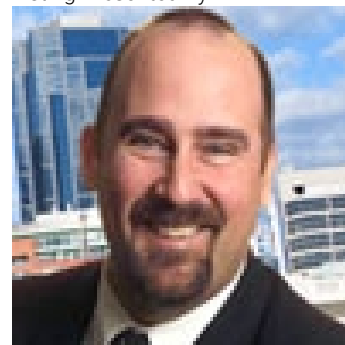
Bedroom 8.33 Ft x 10.50 Ft

Bedroom 8.75 Ft x 10.75 Ft

Primary Bedroom 11.25 Ft x 13.75 Ft

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