



## 26 Elgin Park Road Calgary Alberta

\$1,139,000

Extensively renovated and updated! Backing onto the Wetland Reserves and Green Belts of McKenzie Towne and Elgin. Direct access to parks playgrounds and a 2 minute walk to McKenzie Highlands School (grades 4-9). This executive style 2 storey home boasts over 3500 sq/ft of developed living space. This home truly needs to be seen to be appreciated. The main floor showcases exceptional functionality; boasting a private office/den, and a formal dining room that could easily accommodate any large family gathering towards the front of the home. The Vaulted Ceilings in the Great Room provide volumes of space and take advantage of the views onto the natural reserves. Currently, the 16ft Christmas tree shown in the photos is dwarfed by the space available. The kitchen appliances, are all newer and feature upgraded brushed bronze hardware. Similarly, the main floor laundry is also fixtured with a new LG Wash-Tower and includes the LG Steam Tower for all your coats, suits and dresses. Moving to the second floor you'll find three large bedrooms. The primary suite is spectacular in size and furnishings. A truly ethereal ensuite and a custom "Grade A" California Closet that looks like it could be part of a boutique complete this space. The two additional bedrooms on the second floor have also been fixtured with custom California Closets and are each large enough to ensure that there are no fights over who gets which room... The shared bathroom accommodating these two bedrooms has also been recently renovated. Still need more... the lower WALKOUT LEVEL is fully developed & spans almost 1200 sq/ft. This is not your typical basement development. The living space is open concept but, designed to allow for function and separation of unique spaces. This level also features an additional bank of windows showcasing the home's location and views. With a built in gas fireplace with a cr...

Primary Bedroom 18.00 Ft x 13.25 Ft

Other 10.17 Ft x 5.33 Ft

5pc Bathroom 11.83 Ft x 10.17 Ft

Bedroom 12.25 Ft x 9.92 Ft

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4pc Bathroom 7.92 Ft x 5.08 Ft

Other 10.92 Ft x 6.00 Ft

3pc Bathroom 11.25 Ft x 8.00 Ft

Living room 15.92 Ft x 14.83 Ft

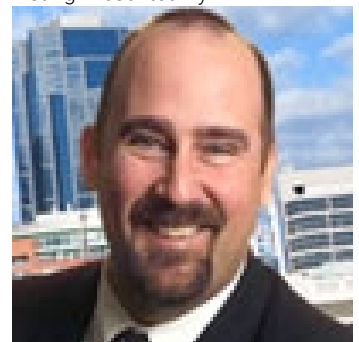
Kitchen 18.83 Ft x 12.83 Ft

Dining room 10.17 Ft x 11.92 Ft

Breakfast 15.92 Ft x 10.58 Ft

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

Listing Presented By:



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CIR Realty

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Other5.33 Ft x 4.00 Ft

Recreational, Games room23.83 Ft x 24.83 Ft

Other9.83 Ft x 12.83 Ft

Bedroom11.42 Ft x 11.08 Ft

Office10.33 Ft x 9.75 Ft

Foyer5.33 Ft x 7.00 Ft

2pc Bathroom5.33 Ft x 4.67 Ft