



## 389 Elgin Way Calgary Alberta

\$645,000

Open house Sat March 14th from 11-2 and Sunday March 15th from 2-4! Welcome home! As you drive down the quiet street and step inside, you're immediately greeted by welcoming heated slate flooring that adds both warmth and comfort. Just a few steps away, the bright and cheerful living room draws you in with soaring vaulted ceilings and beautiful hardwood floors, creating an inviting space that feels open, airy, and perfect for relaxing or gathering with family and friends. The hardwood floors lead you into the kitchen, where you'll love preparing meals and spending time together. With plenty of cabinetry, granite countertops, a Silgranit sink, stainless steel appliances, a large pantry, and a convenient eat-up island, this kitchen is both functional and stylish, perfect for everything from busy mornings to hosting friends. Nearby, you'll find the dining room, a convenient half bath, and a rear entrance that opens onto a huge deck--an ideal spot for summer barbecues, evening drinks, and making memories with family and friends. The west facing slightly pie-shaped backyard offers plenty of sun and green space for kids and pets to run and play, along with RV parking and a double heated garage that makes winters far more comfortable. Upstairs, you'll find three spacious bedrooms and an updated 4-piece bathroom, offering the perfect retreat at the end of the day. The primary bedroom is a relaxing space you'll love coming home to, featuring his-and-hers closets and a private 3-piece ensuite. The fully finished lower level provides even more room to spread out, with a huge rec room that's perfect for movie nights, a games area, or a play space, along with a fourth bedroom and another 3-piece bathroom, great for guests, teens, or a home office. Topped off with the comfort of a tankless hot water system, a high-efficiency furnace, new roof in 2021, and an amazing location that...

Bedroom 3.35 M x 1.66 M  
Family room 2.98 M x 3.75 M  
Family room 4.24 M x 3.98 M  
3pc Bathroom .00 M x .00 M  
Living room 4.57 M x 4.07 M  
Foyer 3.04 M x 3.25 M

Dining room 4.41 M x 1.91 M  
2pc Bathroom .00 M x .00 M  
Primary Bedroom 3.98 M x 4.25 M  
Bedroom 3.55 M x 3.52 M  
Bedroom 3.48 M x 3.34 M  
4pc Bathroom .00 M x .00 M

Listing Presented By:



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**RE/MAX Realty Professionals**

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Kitchen 2.99 M x 4.78 M

3pc Bathroom .00 M x .00 M