



# 71 Elgin Estates Hill Calgary Alberta

\$1,225,000

Executive WALKOUT BUNGALOW on a private OVERSIZED LOT in a park-like setting. Located in Elgin Estates BACKING ONTO WALKING PATHS with serene POND VIEWS. This beautifully maintained home features 10' CEILINGS, CUSTOM 8' DOORS & TRIM, with built-in CEILING SPEAKERS throughout. The MAIN FLOOR includes a stunning OFFICE with glass French doors, a spacious living room anchored by a GAS FIREPLACE with LARGE WINDOWS overlooking the backyard. The bright dining area with PATIO DOORS and transom window leads to the full width deck to enjoy outdoor dining. The upscale kitchen offers warm wood cabinetry, GRANITE countertops, UNDERMOUNT LIGHTING, abundant drawers, a built-in WINE RACK, and corner pantry-perfect for entertaining. The primary suite captures stunning backyard and pond views through floor-to-ceiling windows and includes a luxurious 5-PC ENSUITE with dual sinks, soaker tub, and WALK-IN CLOSET with CUSTOM BUILT-INS. The MAIN FLOOR LAUNDRY is complete with additional cabinets and storage with a sink for optimal convenience. The fully finished WALKOUT BASEMENT with IN-FLOOR HEATING provides a large family room for entertaining with a second GAS FIREPLACE. The SECONDARY OFFICE SPACE is host to built-in cabinetry, with two generous bedrooms, and a 4-pc bath perfect for the growing family or guests. A HOBBY ROOM WITH SINK (ideal for wine making) connects to a separate COLD ROOM, while the LARGE WORKSHOP features 240V power, its own ELECTRICAL PANEL, custom made workbench with loads of storage and the ability to be vented outside, creating endless opportunities for a future kitchen or home gym. Additional highlights include TRIPLE-PANE windows, central A/C, underground SPRINKLERS with Bluetooth control, GEMSTONE EXTERIOR LIGHTING, Dura-deck with glass railing, and a covered lower patio. The professionally designed and thoughtfully landscaped private backyard with WATER F...

Listing Presented By:



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### RE/MAX Realty Professionals

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Recreational, Games room 25.25 Ft x 19.92 Ft

Office 11.33 Ft x 10.50 Ft

Bedroom 13.58 Ft x 12.00 Ft

Bedroom 12.17 Ft x 11.42 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Other 10.17 Ft x 8.75 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft

Living room 19.42 Ft x 15.42 Ft

Kitchen 16.58 Ft x 13.25 Ft

Dining room 9.50 Ft x 8.58 Ft

Other 24.17 Ft x 17.42 Ft

Cold room 9.25 Ft x 4.58 Ft

Foyer 8.17 Ft x 5.75 Ft

Den 13.75 Ft x 12.42 Ft

Primary Bedroom 16.17 Ft x 13.58 Ft

Other 8.67 Ft x 8.92 Ft

5pc Bathroom 13.42 Ft x 11.92 Ft

Laundry room 7.83 Ft x 5.75 Ft