



## 95 Elgin Drive Calgary Alberta

\$675,000

Welcome to this beautifully renovated family home with 4 bedrooms & 3.5 baths & over 2495 sq feet of living space. Located in the highly desirable and family-friendly neighborhood of Elgin, just steps from McKenzie Towne, schools, and multiple parks & walking paths. Inside, enjoy the sleek luxury vinyl plank flooring, new pot lights, and fresh paint throughout. The bright and airy main floor features large windows that flood the space with natural light, while a cozy gas fireplace keeps it warm during winter. The newly renovated kitchen is a highlight, with under-cabinet and inside-cabinet lighting, a large walk-in pantry, huge island and ample counter space. The main level also offers a formal dining space, home office & a 2 pc bathroom. Enjoy your mornings on the covered east-facing porch while the west-facing backyard is designed for sun lovers, providing ample sunlight throughout the day. The deck connects to a gated pet area, ideal for animal lovers. Both the front and backyards are fully landscaped, offering low-maintenance outdoor enjoyment. Upstairs, the laundry room makes chores easy, while the spacious primary ensuite & walk-in closet offer tons of additional space. 2 additional bedrooms complete the upper level. The fully finished basement provides a flexible space, complete with a full bathroom & bedroom, along with a large rec room. Additional features include a cold cellar for canning or extra storage, a large storage room with shelving for organized living, double detached garage, a new furnace (2022) and a new roof (2023). The friendly, close-knit neighborhood ensures a welcoming environment where everyone looks out for one another. With its thoughtful upgrades and unbeatable location, this home is ready for new memory makers! (id:6769)

Bedroom 12.17 Ft x 10.58 Ft

4pc Bathroom 4.92 Ft x 8.33 Ft

Recreational, Games room 19.67 Ft x 12.83 Ft

Storage 6.17 Ft x 3.50 Ft

Other 6.75 Ft x 6.17 Ft

Other 6.67 Ft x 3.92 Ft

Den 9.25 Ft x 9.00 Ft

Pantry 6.42 Ft x 4.00 Ft

Dining room 6.08 Ft x 8.92 Ft

Other 7.67 Ft x 4.58 Ft

2pc Bathroom 4.75 Ft x 4.67 Ft

Primary Bedroom 14.08 Ft x 13.92 Ft

4pc Bathroom 8.00 Ft x 9.25 Ft

4pc Bathroom 4.92 Ft x 8.92 Ft

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

Listing Presented By:



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**RE/MAX Realty Professionals**

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Living room 12.83 Ft x 9.00 Ft

Laundry room 5.92 Ft x 5.33 Ft

Family room 14.00 Ft x 11.08 Ft

Bedroom 11.25 Ft x 9.00 Ft

Kitchen 10.67 Ft x 11.58 Ft