

**109 Elgin Meadows Manor SE**  
**Calgary, Alberta**

**MLS # A2232464**



**\$724,900**

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | McKenzie Towne                       |               |                   |
| <b>Type:</b>     | Residential/House                    |               |                   |
| <b>Style:</b>    | 2 Storey                             |               |                   |
| <b>Size:</b>     | 1,735 sq.ft.                         | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 5                                    | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                            |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot     |               |                   |

|                    |                                                                                                                                         |                   |     |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                              | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                          | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                                          | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                                | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Storage |                   |     |
| <b>Inclusions:</b> | None                                                                                                                                    |                   |     |

Welcome to this beautifully maintained 5-bedroom, 4-bathroom home tucked into the vibrant and walkable community of McKenzie Towne. With over 2,500 sq.ft. of total living space, a fully finished basement, and stylish updates throughout, this home is perfect for growing families or anyone looking for flexible living. From the charming Tudor-inspired exterior and spacious front porch, you're welcomed into a bright main floor with soaring 9-foot ceilings and an inviting, open layout. The kitchen features rich cabinetry, stainless steel appliances, a sleek glass tile backsplash, and pendant lighting over the island with breakfast bar seating—both functional and stylish. The adjacent dining space is ideal for family meals or hosting friends. The living room is cozy and spacious, with windows that bring in tons of natural light and a tiled corner gas fireplace that adds warmth and character. Need a quiet spot for a home office or creative hobby space? A bright flex room at the front of the home offers just that versatility. Practicality meets comfort with main-floor laundry, smartly located in the mudroom with direct access to the backyard. A 2-piece bathroom completes this level. Upstairs, the primary bedroom stands out with a unique layout, oversized windows, and an ensuite that feels like a personal retreat—complete with a double vanity, a large soaker tub, and a separate walk-in shower. Two more spacious bedrooms share a full 4-piece bath. The fully developed basement expands your options with two additional bedrooms, a large recreation room that's perfect for movie nights or family fun, and a full 3-piece bath, plus extra storage space. Step outside to your private backyard and enjoy the spacious deck—perfect for summer BBQs and outdoor dining. A double detached garage with alley access adds extra convenience. Beyond

the home, you'll love everything McKenzie Towne has to offer. As a resident, you'll enjoy access to a wide range of HOA-maintained amenities including Towne Hall, Prestwick Common's splash park and fire pit, Elgin Hill's scenic toboggan run and "Ruins," Inverness Square gazebo, Promenade Park's picnic shelter and flags, a local hockey rink, the signature Clock Tower, and beautifully landscaped parks and green spaces tucked throughout the community. It's a neighborhood designed for connection, recreation, and year-round enjoyment. Living in McKenzie Towne also means access to schools, beautiful parks, High Street shopping, playgrounds, and excellent public transit options. With quick access to Deerfoot and Stoney Trail, commuting is easy—whether you're headed downtown or out for a weekend escape. This is a well-rounded home in a standout neighborhood—book your private showing today and come see the value for yourself!