

# \$739,500 - 34 Elgin Meadows Road Se, Calgary

MLS® #A2192933

**\$739,500**

5 Bedroom, 4.00 Bathroom, 2,082 sqft  
Residential on 0.10 Acres

McKenzie Towne, Calgary, Alberta

Immaculate and exceedingly stylish 5 bedroom home loaded with updates! Gleaming hardwood floors, a neutral colour palette, central air conditioning and seemingly endless natural light immediately impresses upon entry. The front flex room is a versatile space for a comfortable sitting area, kids play space or an open and airy home office. Relaxation is promoted in the inviting living room in front of the beautifully updated gas fireplace. Show off your culinary prowess in the stunningly updated kitchen featuring stone countertops, GE Café® stainless steel appliances, a pantry for extra storage and a large centre island to convene around. The adjacent dining room hosts larger meals as well as guests or head out to the expansive deck for casual barbeques. Also on this level is a handy powder room and a laundry room with Electrolux washer and dryer. Gather in the upper level bonus room and enjoy your downtime over movies and games nights or soak up the sunshine on the sunny west-facing balcony. Those beautiful hardwood floors continue to the upper level, no carpet! The primary bedroom is a true owner's sanctuary with a large walk-in closet and a luxurious ensuite boasting dual sinks, a deep soaker tub and a separate shower. Both additional bedrooms on this level are spacious and bright, sharing the 4-piece bathroom. Casual living awaits in the rec room in the finished basement with ample space for media, fitness, play and more. 2 additional



bedrooms are also on this level along with another full bathroom. Spend the warm weather on the tiered deck in the low-maintenance backyard with built-in smart irrigation (both front and back). Automatic landscaping lighting adds to the allure of this wonderful outdoor space. The insulated, drywalled and heated garage even includes a subpanel for electric vehicle charging. This unparalleled community boasts a splash park in the summer, a winter skating rink and many playgrounds, parks and green spaces. Schools are within walking distance as are transit and the extensive pathway system that winds around the neighbourhood. A wide range of amenities, groceries, diverse shops and numerous eateries are found along High Street in this quaint community with a small-town feel. Close proximity to 130th Avenue allows for easy access to all the big box stores and oodles of additional restaurant options. This wonderful home exudes pride of ownership throughout with an unsurpassable location!

Built in 2010

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2192933    |
| Price          | \$739,500   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,082       |
| Acres          | 0.10        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 34 Elgin Meadows Road Se |
| Subdivision | McKenzie Towne           |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z 0B7                  |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Park, Playground, Picnic Area                                     |
| Parking Spaces | 2   |
| Parking        | Double Garage Detached, 220 Volt Wiring, Heated Garage, Insulated |
| # of Garages   | 2   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Central Air Conditioner, Water Softener                            |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Landscaped, Underground Sprinklers |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 36                  |
| Zoning         | R-G                 |

HOA Fees 227  
HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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