# \$685,000 - 45 Elgin Meadows Green Se, Calgary

MLS® #A2209131

### \$685,000

5 Bedroom, 4.00 Bathroom, 1,741 sqft Residential on 0.10 Acres

McKenzie Towne, Calgary, Alberta

Tucked away in the heart of the vibrant, family-friendly community of McKenzie Towne, this 5-bedroom, 3.5-bathroom fully developed home offers the perfect blend of space, comfort, and functionality for your growing family.

Step inside and instantly feel at home with a spacious, welcoming layout designed for both everyday living and entertaining. With five bedrooms, there's room for everyoneâ€"whether you need a nursery, a home office, or a spot for weekend sleepovers. The fully developed basement adds even more living space, ideal for a playroom, teen hangout, or guest suite.

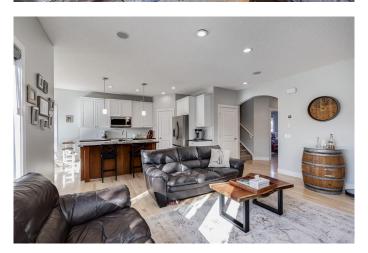
Upstairs, the primary bedroom is your personal retreat, featuring a walk-in closet and private ensuite, giving parents a quiet space to recharge at the end of the day.

Enjoy sunny afternoons and BBQs in the south-facing backyard, a perfect spot for kids to play and adults to unwind. The double detached garage keeps your vehicles and gear protected year-round, with plenty of storage for bikes, strollers, and everything in between.

Just minutes from shopping, schools, parks, and with easy access to Stoney Trail and Deerfoot, your daily commute and weekend outings are a breeze. McKenzie Towne is known for its tight-knit, youthful energy—a place where neighbours become friends and kids can safely ride their bikes down the street. Your family's next chapter starts here.







Book your private showing today and come see why this one feels like home.

#### Built in 2007

#### **Essential Information**

MLS® # A2209131 Price \$685,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,741 Acres 0.10 Year Built 2007

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 45 Elgin Meadows Green Se

Subdivision McKenzie Towne

City Calgary
County Calgary
Province Alberta
Postal Code T2Z0L9

#### **Amenities**

Amenities None

Parking Spaces 2
Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, Front Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 7th, 2025

Days on Market 10
Zoning DC
HOA Fees 226

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Real Broker

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