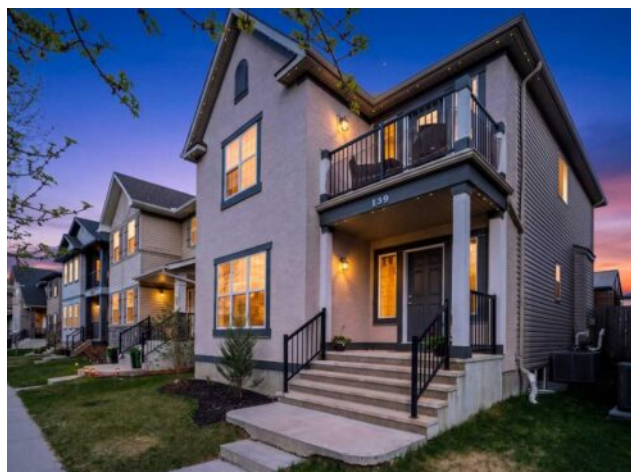


139 Elgin Terrace SE
Calgary, Alberta

MLS # A2283953



\$699,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,102 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Kitchen Island, Pantry, Recessed Lighting		

Inclusions: TV Wall Mount(s), Pergola (with lights), Ring Cameras x 2

McKenzie Towne living is best defined by its small-town charm, and this exceptional family home, boasting nearly 3,000 sq ft of developed space puts a sophisticated, modern spin on that classic feel. The interior makes an immediate statement with a front den space featuring custom floor-to-ceiling library shelving, creating a dramatic first impression. The open-concept heart of the home features a kitchen with quartz countertops, gas stove and an oversized central island that overlooks a family room anchored by a contemporary gas fireplace. Flooded with natural light, the main level also includes a spacious dining area and the convenience of a dedicated mudroom and main floor laundry. The upper level is designed for family versatility, offering a central bonus room with sunny balcony, and three bedrooms, including a primary retreat with a walk-in closet, and a private ensuite. The fully developed basement adds significant value with a massive rec room, additional bath, and two additional bedrooms, bringing the total to five, ideal for a growing family. The transition to outdoor living is seamless, leading to a rear deck highlighted by a beautiful covered pergola with ambient string lighting. This all-weather extension of your living space overlooks a fully fenced yard that accommodates a detached double garage with extra room for trailer parking. Located close to the boutiques of High Street and the community's scenic ponds and walking trails, this move-in-ready home offers a high-style, low-maintenance lifestyle in one of Calgary's most sought-after southeast neighborhoods.