

**4746 Elgin Avenue SE**  
**Calgary, Alberta**

**MLS # A2230252**



**\$785,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,119 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

**Inclusions:** Shed, Hot Tub, TV & Wall Mount in Basement

**3 BEDROOMS | 2 1/2 BATHROOMS | 2-STOREY | 2,118 SQFT | HEATED DOUBLE ATTACHED GARAGE | LUXURY UPGRADES | BACKING ONTO PARK** | Welcome to this inviting 2-storey home in Inverness, offering 2,118 sqft of stylish living space with 3 bedrooms, 2.5 bathrooms, and a backyard perfect for entertaining. Ideally situated on a quiet street backing onto a park with no neighbours behind, this home delivers comfort, quality, and privacy. As you enter the home, you will be impressed with the spacious foyer with room for a bench and coat closet. The main level features hardwood flooring throughout, an open layout living area, and large windows allowing an abundance of light into the space. The spacious living room with feature gas fireplace is the perfect area to gather as a family. The open central kitchen with granite countertops, matching appliances including a gas range, and island with seating is the perfect place to entertain. Just off the kitchen, you will enjoy the large 13'x5' walkthrough pantry allowing you to bring your groceries in with ease from the garage. The adjacent dining area opens onto the beautifully landscaped backyard complete with an upgraded exposed aggregate patio and step, a newer hot tub, fire pit and a custom-built shed, making it a dream outdoor space for relaxing or hosting. Especially with a park behind for the kids to play in! Upstairs, you'll find a bright bonus room and a generous primary suite with a large walk-in closet and spa-inspired 5-piece ensuite with dual vanity, soaker tub, and separate shower. Two additional bedrooms with large closets, a full 4-piece bath, and laundry room complete this level. Additional upgrades include a new high-efficiency Lennox A/C unit (2023), exposed aggregate front steps, and a heated double attached garage. The basement is unfinished, offering great

potential for future development, or to use for storage. Located within walking distance to schools, parks, shopping, and amenities, and with excellent access to major routes, this home is perfect for a growing family. Book your showing today!&nbsp;