



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**80 SCEPTRE Close, Calgary T3L1Y1**

MLS®#: **A2108768**      Area: **Scenic Acres**      Listing Date: **08/07/24**      List Price: **\$795,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1994**  
Lot Information  
 Lot Sz Ar: **4,908 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,096**  
 Low Sqft:  
 Ttl Sqft: **2,096**

DOM

**43**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Irregular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Wood Frame**  
 Flooring: **Carpet,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **Kitchen Island,Quartz Counters,Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions
Living/Dining Room Combination	Main	21`9" x 13`8"
Den	Main	10`0" x 9`3"
2pc Bathroom	Main	5`6" x 4`11"
Bedroom	Upper	13`6" x 9`3"
5pc Ensuite bath	Upper	9`3" x 8`3"
Bedroom	Basement	16`4" x 11`10"
Game Room	Basement	21`9" x 10`8"

Room	Level	Dimensions
Family Room	Main	19`4" x 13`4"
Kitchen	Main	13`4" x 11`6"
Bedroom - Primary	Upper	21`2" x 15`4"
Bedroom	Upper	13`5" x 9`2"
4pc Bathroom	Upper	9`8" x 4`10"
Office	Basement	13`4" x 12`10"

Title:	Zoning:
<b>Fee Simple</b>	<b>R-C1</b>
Legal Desc:	<b>9311591</b>

Remarks

Pub Rmks: **Beautiful fully renovated Two-Storey 2096sqft home with modern finishes, Fully finished Walkout Basement and double attached garage, located on a quite street with easy access to Stoney Trail and Crowchild Trail. Main floor have combination of living room and dinning room with high ceiling, den, family room, fireplace and brand new kitchen, appliances are negotiable. On upper floor oversized master bedroom featuring a 5-piece ensuite walk-in closet and also includes two additional spacious bedrooms, a 4-piece bathroom, Fully finished basement have one bedroom, recreation room with wet bar and full bath. Situated near schools, playgrounds, transit, shopping, biking paths, and scenic ravines.**

Inclusions: **None**  
 Property Listed By: **RE/MAX Real Estate (Central)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**