



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**424 SCHUBERT Place, Calgary T3L 1X3**

MLS® #: **A2135564**      Area: **Scenic Acres**      Listing Date: **05/28/24**      List Price: **\$899,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1992**  
Lot Information  
 Lot Sz Ar: **7,115 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,513**  
 Low Sqft:  
 Ttl Sqft: **2,513**

DOM

**31**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Gazebo,Front Yard,Lawn,Garden,Gentle Sloping,Landscaped,Many Trees,Street Lighting,Pie Shaped Lot,Private,Treed**  
 Park Feat: **Double Garage Attached,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Mid Efficiency,Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Garden,Private Yard**

Construction: **Brick,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Central Vacuum,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Pantry,Skylight(s),Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>15`6" x 14`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`10" x 11`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`6" x 12`1"</b>	<b>Family Room</b>	<b>Main</b>	<b>16`1" x 13`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`7" x 6`5"</b>	<b>Den</b>	<b>Main</b>	<b>12`8" x 7`9"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`0" x 7`6"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>15`11" x 15`9"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>18`8" x 11`0"</b>	<b>Other</b>	<b>Second</b>	<b>10`3" x 9`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`0" x 10`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`0" x 10`0"</b>

3pc Bathroom  
6pc Ensuite bath

Main  
Second

7`6" x 4`11"  
19`11" x 7`7"

4pc Bathroom

Second

10`2" x 5`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9210167**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**This stunning home radiates pride of ownership. Nestled on a tranquil street in the sought-after Scenic Acres community, it's just a short drive from the Crowfoot LRT and close to schools, shopping, and a gorgeous collection of parks & green spaces. You'll be welcomed by hardwood floors that sparkle in the abundant natural light throughout the home's open layout. The kitchen is exceptional, featuring newer stainless appliances, a pantry, ample cupboards, granite countertops, and a spacious L-shaped island with an eating area and a breakfast nook that leads effortlessly to the large 16x12 composite deck, ideal for BBQ season. The main floor also boasts a formal dining room, a family room with a large bay window for extra light, a cozy living room with a fireplace for chilly evenings, a large den/office and convenient main-floor laundry. Upstairs, the expansive primary bedroom offers a sitting area with views of downtown and the mountains. The luxurious 6-piece ensuite includes his and hers sinks, a makeup area, and a walk-in closet. The basement is open for development, adding another 1278 sq/ft and features in-floor slab heat with a walkout to the backyard. Additionally, the home includes two more large bedrooms, hot water on demand, a reverse osmosis unit, and an insulated double garage with in-floor heat. The park-like yard with mature trees and flower beds features a lower deck/sitting area with a pagoda and a large shed perfect for entertaining or sitting in the evenings visiting with friends and family.**

Inclusions:  
Property Listed By:

**N/A**  
**Century 21 Bamber Realty LTD.**

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











