



THE
A-TEAM

**RE/MAX
FIRST**

31 SCENIC RIDGE Crescent, Calgary T3L1V2

MLS® #: **A2140985** Area: **Scenic Acres** Listing Date: **08/16/24** List Price: **\$785,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1990** Abv Sqft: **1,638**
Lot Information Low Sqft:
 Lot Sz Ar: **5,468 sqft** Ttl Sqft: **1,638**
 Lot Shape:

DOM

33
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Sloped Down**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake** Construction: **Brick, Stucco**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Balcony, Private Yard** Fnd/Bsmt: **Wood**

Kitchen Appl: **Bar Fridge, Built-In Electric Range, Built-In Freezer, Built-In Gas Range**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`9" x 13`2"	Dining Room	Main	14`9" x 11`3"
Kitchen With Eating Area	Main	17`2" x 14`2"	Bedroom - Primary	Main	15`2" x 13`6"
Bedroom	Main	11`6" x 10`0"	Laundry	Main	10`0" x 8`11"
Family Room	Lower	39`8" x 14`3"	Bedroom	Lower	13`10" x 10`5"
Bedroom	Lower	12`6" x 9`11"	Storage	Lower	28`3" x 12`8"
4pc Bathroom	Main	9`8" x 4`11"	4pc Ensuite bath	Main	10`1" x 8`4"
4pc Bathroom	Lower	8`7" x 6`6"			

Title: Zoning:
Fee Simple **R-C1**
 Legal Desc: **8911836**

Remarks

Pub Rmks: **** BEAUTIFUL Walk-Out Bungalow ** in estate area of Scenic Acres, close to the community parks, the ravine path system, Twin Arenas and so much more. ** VERY quick access to Crowfoot Shopping Centre, Bowness -- Baker & Bowmont PARKS, the LRT station and several major traffic arteries. This corner lot has additional parking, and it has a large "RV pad" for your trailer and/or outdoor toys. ** When stepping into the entrance - you are greeted to a spacious front room with gleaming hardwood floors, VAULTED ceilings and a warm & cozy fireplace -and- a formal dining room - great for family dining or those special occasions. ** The kitchen is bright and airy with tons of natural light, a serving island, an eating nook with direct access to the huge "SUNNY SOUTH" deck area. It features upgraded granite counter tops and Stainless-Steel appliance package. ** Down the hall is a great master bedroom with a SPACIOUS ensuite featuring a corner soaker tub PLUS a separate shower and a good size WALK-IN closet. The secondary bedroom is a nice size with ample closet space -and- the main bathroom features a Step-In Tub. The MAIN FLOOR LAUNDRY and back entry are spacious and have space for that extra fridge/freezer. ** Going down the elegant centre staircase you enter a very large family -and-- games room area with a wet bar, tons of quality bookshelves and custom woodwork. This room is very bright and airy with SUNNY SOUTH exposure and patio doors to a VERY private patio area and backyard oasis. There is a large secondary bedroom with ample closet and a full 4 pce bathroom. In addition, this home has TONS of storage and extra shelving. ** NOTE: with all the changes to the City of Calgary - this property could possibly be adapted to have a SECONDARY Suite and/or nanny quarters. (must meet City of Calgary zoning and development guidelines) ** CHECK-it-OUT ****

Inclusions: **None noted**
 Property Listed By: **Real Broker**

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