



THE
A-TEAM

**RE/MAX
FIRST**

307 SCHUBERT Place, Calgary T3L 1X2

MLS®#: **A2144209** Area: **Scenic Acres** Listing **06/28/24** List Price: **\$719,000**
 Status: **Active** County: **Calgary** Change: **-\$20k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1992**
Lot Information
 Lot Sz Ar: **4,822 sqft**
 Lot Shape: **13.45 x 33.37 m**

Finished Floor Area
 Abv Sqft: **1,840**
 Low Sqft:
 Ttl Sqft: **1,840**

DOM

80
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached, Garage Faces Front, Insulated**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **High Efficiency, Forced Air, Natural Gas** Flooring: **Carpet, Cork, Hardwood, Laminate**
 Sewer: **Public Sewer** Water Source: **Public**
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home**
 Utilities: **Cable Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	16`5" x 4`10"	4pc Bathroom	Second	0`8" x 7`3"
4pc Ensuite bath	Second	11`4" x 0`6"	4pc Bathroom	Lower	4`11" x 7`5"
Bedroom - Primary	Second	12`0" x 13`8"	Bedroom	Second	12`3" x 11`8"
Bedroom	Second	9`0" x 12`6"	Family Room	Main	12`0" x 13`5"
Living Room	Main	12`3" x 14`1"	Dining Room	Main	13`9" x 7`5"
Laundry	Main	11`4" x 10`6"			

Title:	Zoning:
Fee Simple	R-CG
Legal Desc:	9210159

Remarks

Pub Rmks: **Multiple listings throughout Scenic Acres. All welcome! Now is your chance to move into a desirable NW home. If you have been looking for the opportunity to find an affordable move-up home close to all amenities, this is a charming two-storey home on quiet cul-de-sac. Nestled in the sought-after community of Scenic Acres, this lovely family home combines classic charm with modern comfort. Boasting an array of desirable features including central air, this property is ideal for families seeking space, comfort and convenience. This is a no-pet, no smoking house. LAYOUT: a generous floor plan with excellent room proportions over 2,550 sq. ft. of living space, provides ample space for living, dining and entertaining. Large windows flood the interior with natural light, creating a warm and inviting atmosphere throughout. ROOMS: Greeting you inside the generous entry area is a large living room / dining combination and staircase leading to the second floor. The gleaming hardwood floors are accented with wood trim throughout. The eat-in kitchen offers plenty of cupboards, a corner pantry with wood shelving, stainless and black appliances, double sink and working island with a great view of the mature, landscaped back yard. Adjacent to the kitchen is a relaxing family room with a gas fireplace for family gathering. The upper level features a generous primary suite with walk-in closet and a 4-piece ensuite which includes a jetted tub and step-in shower. This level also hosts another 4-piece bath and two more good sized bedrooms, both with double closets. Additional convenience is offered by a main floor laundry and mud room leading to the insulated double garage. The fully finished lower level offers comfort and privacy with a large family room with multiple windows plus a flex room, great as an office or for crafts. With modifications to the window, this could be a fourth bedroom. Another 4-piece bath completes this area. MECHANICALS: You will be happy see a fairly new high efficiency furnace with central air conditioning (2023) and a 50 gal. hot water tank. EXTERIOR: The exterior is composed of maintenance free materials with mature landscaping featuring numerous trees for shading and privacy. The front drive fits two vehicles in addition to the double garage. The fully landscaped back yard includes a raised deck with direct access to the kitchen and a gas line for your grill. LOCATION: All the conveniences of Crowfoot Centre are a short distance away. A 5 minute bus ride will take you directly to the C-Train station or local services such as a medical clinic, vet clinic, pharmacy, daycare and more. The community offers three schools, and the Crowchild Twin arenas plus many parks, walking paths and an active Community Centre. Call your favourite REALTOR for a showing today. This lovely home won't disappoint.**

Inclusions: **Security system installed. No contract.**

Property Listed By: **Royal LePage Benchmark**

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