



THE
A-TEAM

**RE/MAX
FIRST**

134 SCENIC PARK Crescent, Calgary T3L 1S1

MLS®#: **A2144536**

Area: **Scenic Acres**

Listing Date: **06/27/24**

List Price: **\$985,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1987**

Lot Information

Lot Sz Ar: **6,996 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,396**
Low Sqft:
Ttl Sqft: **2,396**

DOM

5

Layout

Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **7**
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Lawn,Landscaped,Secluded,See Remarks

Drive Through,Oversized,See Remarks,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garburator,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,French Door,See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`6" x 10`5"
Breakfast Nook	Main	11`0" x 7`0"
Dining Room	Main	12`7" x 12`0"
2pc Bathroom	Main	6`7" x 5`2"
Laundry	Main	13`7" x 7`10"
Walk-In Closet	Upper	8`5" x 6`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Pantry	Main	3`2" x 3`2"
Living Room	Main	16`5" x 10`10"
Family Room	Main	16`11" x 14`11"
Foyer	Main	11`5" x 7`2"
Bedroom - Primary	Upper	15`3" x 4`0"
5pc Ensuite bath	Upper	13`9" x 13`8"

Bedroom
Bedroom
Game Room
4pc Bathroom
Storage

Upper
Upper
Basement
Basement
Basement

12`1" x 9`4"
11`4" x 9`11"
35`0" x 18`0"
11`6" x 5`0"
8`0" x 4`0"

Bedroom
4pc Bathroom
Bedroom
Furnace/Utility Room
Storage

Upper
Upper
Basement
Basement
Basement

11`4" x 10`11"
8`11" x 4`11"
16`11" x 11`7"
12`0" x 8`0"
9`0" x 4`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **8711028**

Zoning:
R-C1

Remarks

Pub Rmks: **This stunning executive home, available for the first time, is nestled in a tranquil enclave in Scenic Park Estates. Boasting over 3500 sq ft of luxurious living space above grade and featuring a rare triple garage, this property is a masterpiece of design and craftsmanship. As you step inside, you'll be greeted by a vaulted entry with elegant spindle railings, leading to a formal living room and dining area. The heart of the home is the kitchen, which includes recently updated appliances and a cozy breakfast nook. The adjoining living room, with a charming Chicago brick wood fireplace, overlooks the beautifully established backyard. The main floor also offers a convenient powder room and a laundry/mud room with direct access to the garage. Upstairs, the spacious primary bedroom is a true retreat, complete with a 5-piece ensuite featuring heated tile floors and a walk-in closet. Three additional bedrooms and a 4-piece bathroom provide ample space for family and guests. The fully developed lower level walkout includes an additional bedroom or office with French doors, a full bathroom, a games area, a media/family room, and a storage/utility room. The oversized triple garage is a standout feature with hot/cold water taps, a gas line, a mezzanine for storage, and a drive-through third bay leading to a 22-foot pad in the backyard. Notable updates include the replacement of Poly B piping (2024), new hot water tanks (2024), exterior stucco paint and window trim (2024), a new deck (2023), garburator(2024), Shingles(Approx. 10 years old)and two updated furnaces. This meticulously maintained home exemplifies pride of ownership. Perfect for families, it is within walking distance to green spaces, ravines, pathways, schools, Crowchild Twin Arenas, Crowfoot Shopping Center, and the train station. Enjoy easy access to the mountains, downtown, the University of Calgary, Foothills Medical Center, Children's Hospital, and all other amenities. Don't miss this unique opportunity. Click on the media link for a video tour and book a private showing today to truly appreciate this exceptional home!**

Inclusions:
Property Listed By: **Alarm/Security-no contract & attached garage storage, fridge in basement
RE/MAX Real Estate (Mountain View)**

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

















