



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 SCHILLER Crescent, Calgary T3L 1W7**

MLS®#: **A2150368**      Area: **Scenic Acres**      Listing Date: **07/23/24**      List Price: **\$1,100,000**  
 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: **7,384 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,698**  
 Low Sqft:  
 Ttl Sqft: **2,698**

DOM

**55**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Landscaped, See Remarks, Views**  
 Park Feat: **Double Garage Attached, Oversized**

Utilities and Features

Roof: **Cedar Shake**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Stove(s), Window Coverings**  
 Int Feat: **Built-in Features, Granite Counters, Kitchen Island, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`4" x 4`6"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>10`1" x 8`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`9" x 10`6"</b>	<b>Great Room</b>	<b>Main</b>	<b>13`0" x 14`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`9" x 14`9"</b>	<b>Laundry</b>	<b>Main</b>	<b>10`9" x 8`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`2" x 15`2"</b>	<b>Office</b>	<b>Main</b>	<b>12`2" x 10`6"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>12`2" x 6`6"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>16`11" x 12`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`4" x 10`9"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`2" x 13`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>15`1" x 13`5"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`11" x 16`8"</b>

**Walk-In Closet  
Furnace/Utility Room**

**Upper  
Basement**

**7' 0" x 6' 11"  
17' 3" x 8' 5"**

**Other**

**Basement**

**33' 11" x 44' 2"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**9112206**

Zoning:

**R-C1**

Remarks

Pub Rmks:

**Nestled in the family-friendly community of Scenic Acres, this stunning home sits on a quiet crescent, backing onto green space with breathtaking mountain views. These vistas are beautiful year-round, with vibrant summer colours giving way to even more vivid winter scenes. The green space is also an off-leash area, making it a favourite for dog owners. This spacious home boasts 2,700 sq. ft. of living space, plus an undeveloped walkout basement, providing ample room for the entire family. The second level features four generously sized bedrooms, making it ideal for families. The main level seamlessly blends open spaces with distinct rooms. At the back of the home, the family room and kitchen create an inviting space perfect for young families. The family room, complete with a cozy fireplace and built-in bookshelves, exudes warmth and comfort, all set on site-finished oak hardwood flooring. The kitchen features white cabinetry, stainless steel appliances, and a granite-topped island. Bakers will appreciate the double ovens with proofing settings for bread making. The dining nook opens to a large back deck, perfect for BBQs or relaxing in the sunshine. At the front of the main floor, you'll find a serene sitting room and a formal dining room, ideal for special dinners with family & friends. Enjoy the mountain views while in the private den that offers built-in book cases, a desk & file drawer space - an ideal space to work from home. The mud/laundry room has a sink, cabinets, and a mountain view! Upstairs, the primary suite offers some of the most impressive views, stretching from COP to the mountains, creating a true retreat. The ensuite features dual counters & sinks, a shower, and a newer air-jet tub for ultimate relaxation, along with a spacious walk-in closet. The children's bedrooms are all generously sized, and the large kids' bathroom includes two sinks to accommodate busy mornings. The walkout basement is ready for your custom development, leading to a large backyard that offers endless possibilities for outdoor activities and gardening. Imagine creating your dream garden or a play area for the kids while enjoying the stunning mountain backdrop. The oversized garage provides ample space for larger vehicles, adding to the convenience of this exceptional home. Almost all the windows have had the glass replaced (most casements are original), and the cedar shake roof is regularly maintained. This remarkable property in Scenic Acres combines space, comfort, and unparalleled views, making it an ideal home for families looking to enjoy the best of what this community has to offer. Don't miss the opportunity to make this dream home your own.**

Inclusions:

**Fridge in kitchen, Hoodfan, Garage Opener with Remote Controls, BBQ, Central Vacuum Systems and Attachments, Fridge in basement, Garage Storage, Bike Hoists in garage**

Property Listed By:

**Real Broker**

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