



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**88 SCEPTRE Close, Calgary T3L 1Y1**

MLS®#: **A2154051**      Area: **Scenic Acres**      Listing Date: **08/01/24**      List Price: **\$775,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 07-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1994**  
Lot Information  
 Lot Sz Ar: **5,102 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,025**  
 Low Sqft:  
 Ttl Sqft: **2,025**

DOM

**48**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,Street Lighting**  
 Park Feat: **Double Garage Attached,Enclosed,Front Drive,Garage Door Opener,Garage Faces Front,Oversized,Plug-In**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,High Efficiency,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Gas Water Heater,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Kitchen Island,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`7" x 11`7"
Eat in Kitchen	Main	16`4" x 13`7"
Den	Main	9`8" x 9`5"
Bedroom - Primary	Upper	21`8" x 13`6"
Bedroom	Upper	13`1" x 9`4"
Bedroom	Upper	12`7" x 9`4"
3pc Bathroom	Basement	6`9" x 6`6"

Room	Level	Dimensions
Dining Room	Main	13`6" x 9`6"
Family Room	Main	14`8" x 13`6"
2pc Bathroom	Main	5`11" x 5`4"
5pc Ensuite bath	Upper	9`0" x 8`7"
4pc Bathroom	Upper	9`8" x 4`11"
Game Room	Basement	30`3" x 14`3"
Storage	Basement	29`11" x 15`3"

**Furnace/Utility Room**

**Basement**

**12`3" x 9`7"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

Zoning:

**R-C1**

**9311591**

Remarks

Pub Rmks:

**Welcome to 88 Sceptre Close NW, a stunning 2-storey home nestled in the highly sought-after family community of Scenic Acres. This beautiful property offers a front-attached garage and a walkout basement that opens to a private yard, perfect for both relaxation and entertainment. Enjoy the outdoors on the expansive deck off the main floor, or savor your morning coffee on the balcony off the primary bedroom. Step inside to a bright, vaulted front living room that seamlessly flows into a formal dining area, perfect for hosting family gatherings. The back of the house features a spacious kitchen with a central island, an inviting eating area leading to the large deck overlooking the backyard, and a cozy family room complete with built-ins and a gas fireplace. The main floor also includes a convenient home office and a 2-piece bath, catering to all your daily needs. Upstairs, you'll find a massive owner's retreat with a luxurious 5-piece ensuite, a walk-in closet, a second gas fireplace, and a private balcony offering serene views of the yard. Two additional generously-sized bedrooms and a 4-piece bath complete the upper level. The basement is thoughtfully designed with a partially finished layout, featuring a large rec room with a fireplace, a 3-piece bath, and a walkout entrance to the spacious backyard. The remaining unfinished portion of the basement includes a rough-in for a kitchen sink, as the original plan was to apply to the City to develop a potential basement suite. Recent upgrades include a new front door, garage door, roof, and furnace blower (2023). Situated on a quiet street, this home is close to schools, parks, and offers easy access to transit, Stoney Trail, and Crowchild Trail. Don't miss the opportunity to make this incredible home yours—book your showing today!**

Inclusions:

Property Listed By:

**Shelving in basement**

**2% Realty**

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