



THE
A-TEAM

**RE/MAX
FIRST**

169 SCENIC VIEW Close, Calgary T3L 1Z4

MLS®#: **A2154270** Area: **Scenic Acres** Listing **08/03/24** List Price: **\$769,000**
 Status: **Active** County: **Calgary** Change: **-\$16k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1998** Abv Sqft: **1,981**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,811 sqft** Ttl Sqft: **1,981**
 Lot Shape:

DOM

46
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Rectangular Lot**
 Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Central,High Efficiency,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Fire Pit,Playground,Private Yard**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Oven,Freezer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Central Vacuum,Crown Molding,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Suspended Ceiling**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`5" x 11`1"	Breakfast Nook	Main	13`6" x 8`10"
Dining Room	Main	11`5" x 9`5"	Living Room	Main	15`7" x 11`11"
Flex Space	Main	10`6" x 9`10"	Laundry	Main	9`8" x 5`3"
Storage	Basement	10`10" x 10`0"	Furnace/Utility Room	Basement	8`7" x 7`2"
Game Room	Basement	16`6" x 15`3"	Bedroom - Primary	Second	16`0" x 13`11"
Bedroom	Second	12`0" x 10`11"	Bedroom	Second	11`6" x 10`11"
Bedroom	Basement	11`5" x 10`11"	Bedroom	Basement	10`7" x 7`3"

4pc Ensuite bath
3pc Bathroom

Second
Basement

12`8" x 12`3"
8`6" x 7`1"

4pc Bathroom
2pc Bathroom
Legal/Tax/Financial

Second
Main

7`9" x 4`10"
9`8" x 4`11"

Title:
Fee Simple
Legal Desc:

9811671

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this exceptional former show home, an ideal family haven boasting five spacious bedrooms—three on the upper level and two on the lower level. The home offers a well-designed layout with a separate dining room, family room, and living room, providing ample space for family gatherings and entertainment. The expansive kitchen features an island with seating and room for a kitchen table and chairs, perfect for casual meals and socializing. The fully finished basement maximizes space with two bedrooms, a furnace room, a 3-piece bathroom, and additional storage, along with a large open area ideal for a theatre room or kids' play area. This stunning residence exudes pride of ownership and is nestled on a serene street in the sought-after Scenic Acres community. It's conveniently located just 1.6 km from the Crowfoot LRT, about a 22-minute walk, and is close to top-rated schools, shopping centres, and picturesque parks and green spaces. The home's main level is bathed in natural light, highlighting the gleaming hardwood floors throughout and in the master bedroom. Situated across from a green space that connects to a larger park, it's the perfect setting for children to play and for walking your dogs. Set on a spacious lot with mature trees, this home offers three levels of developed living space and a double attached garage. The main level features a laundry room, a half-bathroom, and a large living room warmed by a gas fireplace. The kitchen has been updated with stainless steel appliances, a gas cooktop, and a separate oven. Noteworthy upgrades include the removal of all Poly-B plumbing pipes, all upper-level windows and rear windows on the main level have been replaced with triple pane windows, a new front door, and a roof that is only nine years old. The high-efficiency furnace, installed in 2019, has been regularly serviced under a maintenance contract. The backyard is a family's dream, featuring a new deck, firepit, shed, and playground structure, all enclosed for security and privacy, ensuring a safe and enjoyable space for your children. This home truly offers the perfect blend of comfort, style, and convenience, making it an excellent choice for any family.

Inclusions:
Property Listed By:

**shed, playground structure, compost bins, firepit, flower planters in the back yard
Greater Calgary Real Estate**

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









