



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**191 SCENIC Way, Calgary T3L1B6**

MLS®#: **A2154833**      Area: **Scenic Acres**      Listing Date: **08/03/24**      List Price: **\$699,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$30k, 18-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1986**

Lot Information

Lot Sz Ar: **4,413 sqft**  
 Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Front Yard,Landscaped,Sloped Down**  
 Park Feat: **Double Garage Detached**

DOM

**46**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.0 (3 0)**  
 Style: **4 Level Split**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Courtyard,Private Yard**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Wood**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Granite Counters,Kitchen Island,Storage,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Upper</b>		<b>Kitchen</b>	<b>Main</b>	<b>18`3" x 11`8"</b>
<b>Family Room</b>	<b>Third</b>	<b>21`0" x 18`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`0" x 11`6"</b>
<b>Game Room</b>	<b>Level 4</b>	<b>20`5" x 13`11"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`2" x 11`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>15`0" x 9`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`0" x 12`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`5" x 9`0"</b>	<b>Laundry</b>	<b>Third</b>	<b>11`7" x 8`4"</b>
<b>3pc Bathroom</b>	<b>Upper</b>		<b>3pc Bathroom</b>	<b>Third</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**8011298**

Remarks

Pub Rmks: **\*GREAT NEIGHBORS! (One even plows out the street with his bobcat when it snows:))\*Stunning Scenic Acres Home with Modern Upgrades, Prime Location, and Huge Price Reduction!\*\* Located on a peaceful street facing a beautiful green space, this Scenic Acres home offers an unmatched sense of openness and tranquility. Recently reduced in price, this property is an incredible value with OVER 2,500 SQ.FT of thoughtfully designed living space across four levels. Step inside to discover a blend of luxury and modern convenience, including a fully RENOVATED GOURMET kitchen, living and dining area are grand with soaring ceilings and large windows flooding the space with natural light creating a happy atmosphere, NEWER WINDOWS, NEWER ROOF, a BRAND NEW FURNACE, and CENTRAL AIR conditioning for year round comfort. The spacious third level features a walkout to the sunny, south-facing backyard and detached double garage, perfect for outdoor entertaining. This level also boasts a cozy wood-burning fireplace with a log lighter, plumbing for a home-based business or bar, a convenient laundry room with excellent storage and direct access to the backyard (making it an ideal mudroom), plus a three-piece bathroom. The fourth level offers even more space with a large games or playroom, a huge storage room, and additional storage under the third level crawl space. (This space has massive storage room) Upstairs, you'll find three generous bedrooms, including a master suite with a three-piece ensuite, and a beautifully upgraded main bathroom featuring a freestanding tub for ultimate relaxation. Scenic Acres is a vibrant community offering a range of amenities, including public, private, and French immersion schools. You'll be just steps from Crowfoot Centre shopping, the LRT station for easy downtown access, and close to the river and parks like Bowmont, Bowness, and Baker, perfect for year-round outdoor activities. Plus, with quick access to WinSport, the local farmers market, and Stony Trail, you'll have everything you need within reach. Don't miss this incredible opportunity to own a beautifully upgraded home in the highly desirable Scenic Acres neighborhood at a fantastic price! Will not last at this price. It is truly a beautiful family home.**

Inclusions: **NA**  
Property Listed By: **Real Estate Professionals Inc.**

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









