



THE
A-TEAM

**RE/MAX
FIRST**

179 SCENIC PARK Crescent, Calgary T3L 1R5

MLS®#: **A2156838**

Area: **Scenic Acres**

Listing **08/15/24**

List Price: **\$874,900**

Status: **Active**

County: **Calgary**

Date:
Change: **-\$20k, 26-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1988**

Finished Floor Area

Abv Sqft: **2,277**

Low Sqft:

Ttl Sqft: **2,277**

Lot Information

Lot Sz Ar: **6,501 sqft**

Lot Shape:

DOM

34

Layout

Beds: **5 (4 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Cedar Shake**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Cork,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**

Int Feat: **Bar,Kitchen Island,Vaulted Ceiling(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	5`6" x 5`2"
Nook	Main	12`8" x 8`3"
Dining Room	Main	12`2" x 11`8"
2pc Bathroom	Main	6`10" x 2`9"
Mud Room	Main	5`11" x 4`5"
Walk-In Closet	Second	7`11" x 5`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`2" x 10`6"
Living Room	Main	17`11" x 11`11"
Family Room	Main	17`8" x 12`2"
Bedroom	Main	11`11" x 11`11"
Bedroom - Primary	Second	14`1" x 11`11"
4pc Ensuite bath	Second	10`2" x 8`8"

Bedroom
4pc Bathroom
Den
3pc Bathroom
Storage

Second
Second
Lower
Lower
Lower

11`8" x 10`11"
9`1" x 7`3"
24`5" x 9`4"
11`1" x 6`11"
11`1" x 8`4"

Bedroom
Game Room
Bedroom
Laundry

Second
Basement
Lower
Lower

11`8" x 10`11"
25`8" x 10`8"
10`10" x 10`9"
12`2" x 10`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8711028

Zoning:
R-C1

Remarks

Pub Rmks:

This renovated 5-bedroom, 3.5-bath home on a quiet street offers modern living with family-friendly convenience. Walking distance to schools this home features a vaulted living/dining room and an open-concept kitchen/family room with a wood-burning fireplace and large deck overlooking a private backyard. The gourmet kitchen includes Maple cabinets, granite countertops, and stainless steel appliances with gas stove. There is a versatile main floor bedroom that can also be used for a home office. The upper level offers spindle railings leading to a bonus room/loft, 3 total bedrooms, 4 piece main bathroom with the primary bedroom offering a 4 piece ensuite and walk in closet. The lower level offers a large entertainment area with a wet bar, media area, gym/playroom, and 5th bedroom, full bathroom and laundry/storage room. Energy-efficient upgrades include vinyl windows, a high-efficiency furnace, and a tankless hot water system. Poly-b has also been replaced with pex. The backyard opens to a landscaped walkway, perfect for family enjoyment. 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!

Inclusions:
Property Listed By:

Shed, Exercise mats, Gas-Stove-"As is"
RE/MAX Real Estate (Mountain View)

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