



THE
A-TEAM

**RE/MAX
FIRST**

129 SCEPTRE Court, Calgary T3L 1X9

MLS®#: **A2158243** Area: **Scenic Acres** Listing Date: **08/22/24** List Price: **\$850,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1996**
Lot Information
 Lot Sz Ar: **6,232 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,911**
 Low Sqft:
 Ttl Sqft: **1,911**

DOM

27
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey Split**

Parking

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

Access:
 Lot Feat: **Cul-De-Sac,Front Yard,Lawn,Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Stone Counters,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	10`2" x 10`7"	Family Room	Main	12`2" x 11`4"
Dining Room	Main	13`5" x 10`2"	Kitchen	Main	16`1" x 16`1"
Office	Main	9`10" x 9`0"	2pc Bathroom	Main	
Bedroom	Upper	9`3" x 11`8"	Bedroom	Upper	9`4" x 13`8"
Bedroom - Primary	Upper	19`0" x 16`0"	4pc Bathroom	Upper	
4pc Ensuite bath	Upper		3pc Bathroom	Lower	
Den	Lower	14`8" x 14`2"	Game Room	Lower	29`11" x 13`9"
Workshop	Lower	10`0" x 13`0"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

9311591

Remarks

Pub Rmks: **Open House, Sunday September 15th from 2-4! A fantastic home on a dream street location! Fronting onto greenspace, and sitting on a south facing pie shaped lot, this home offers so much more than over 1900 square feet above grade. You enter into a large foyer, and quickly notice the new floors, vaulted ceilings, upgraded lighting, and newer windows. The family room overlooks the front yard through a large picture window, Dining room has a new bar, with quartz countertops, and sides onto the living room, that overlooks the back yard, and has a fireplace for cooler nights. The kitchen is brand new, and boasts quartz counter tops, oversized eat up island, stainless steel appliances, tons of cupboards, and custom double drawer cabinets to keep you extra organized! all leading out to the south facing deck, perfect for BBQ season. Down the hall you will find a main floor office, laundry room with wash tub, and an updated two piece bathroom! Upstairs you will find a four piece bath, and three spacious bedrooms, the largest is the master, with its own walk in closet, and a five piece ensuite! The lower level is fully finished with a large L shaped rec room, over sized windows looking to the sunny back yard, another three piece bathroom, and a workshop! Out front there is also a double attached garage that's perfect for another workshop. with hot and cold taps, gas heater, and dedicated 110 and 220 plugs. Topped off with newer A/C, updated roof, an large newer shed, and a convenient location, close to the LRT, schools, and shopping, or a short drive to the mountains. Call today for your own private viewing!**

Inclusions:
Property Listed By: **N/A**
Royal LePage Benchmark

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











