



THE A-TEAM

RE/MAX FIRST

164 SCHOONER Close, Calgary T3L 1Y8

MLS®#: A2159974 Area: Scenic Acres Listing Date: 08/22/24 List Price: \$745,000
Status: Active County: Calgary Change: -\$5k, 04-Dec Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1996
Finished Floor Area: 1,799
Lot Information: Lot Sz Ar: 4,380 sqft, Lot Shape:
Access: Level, Street Lighting, Rectangular Lot, Double Garage Attached

DOM

153
Layout:
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Utilities and Features

Roof: Asphalt
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: BBQ gas line, Playground
Construction: Stone, Vinyl Siding
Flooring: Carpet, Tile, Vinyl, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Bar Fridge, Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Int Feat: Granite Counters, Jetted Tub, No Animal Home
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Great Room, Kitchen With Eating Area, Bedrooms, Game Room, and Bathrooms with their respective levels and dimensions.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9512605**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **OPEN HOUSE SAT JAN 18TH 12-5PM Newly Upgraded Scenic Acres open concept home, 4 bedrooms, Bonus Room & 3.5 bath home that has it all! Granite counter tops, under mount lighting, over sized island, upgraded appliances, brand new Luxury Vinyl Plank on main and upper floor Aug 2024), subway tile fireplace, mosaic tile accent wall, new paint throughout, custom wrought iron railings, large bonus room, plenty of natural light, and our list continues. The master suite boasts plenty of space, custom tile shower, soaker tub as well as a walk in closet. The upper floor has 3 spacious bedrooms, a 4 piece main bathroom featuring a jetted & lighted tub, as you make your way downstairs, the fully developed basement has the 4th bedroom (brand new carpets May 2024) with ensuite and a spacious rec room. Once outside, onto your 2 tiered deck, mature trees, with plenty of yard space for the kids. This home stands apart from the rest. Book your showing with your favourite Realtor today! This home is not for rent**

Inclusions:  
Property Listed By: **CIR Realty**

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

















**164 Schooner Close NW, Calgary, AB**

Main Floor Exterior Area 753.79 sq ft  
Interior Area 752.65 sq ft  
Excluded Area 439.20 sq ft



0 5 10 ft PREPARED: 2024/05/10

While regions are excluded from total floor area in iGUADE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

**164 Schooner Close NW, Calgary, AB**

2nd Floor Exterior Area 1034.31 sq ft  
Interior Area 929.31 sq ft



0 3 6 ft

PREPARED: 2024/05/10

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**164 Schooner Close NW, Calgary, AB**

Basement (Below Grade) Exterior Area 732.20 sq ft  
Interior Area 614.80 sq ft



0 2 4 ft

PREPARED: 2024/05/10

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