



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**164 SCHOONER Close, Calgary T3L 1Y8**

MLS®#: **A2159974**      Area: **Scenic Acres**      Listing Date: **08/22/24**      List Price: **\$750,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1996**      Abv Sqft: **1,799**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,380 sqft**      Ttl Sqft: **1,799**  
 Lot Shape:

DOM

**90**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Level, Street Lighting, Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**      Construction: **Stone, Vinyl Siding**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Tile, Vinyl, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line, Playground**      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

Room	Level	Dimensions	Room	Level	Dimensions
<b>Great Room</b>	<b>Main</b>	<b>21`5" x 11`6"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>16`6" x 14`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`11" x 11`10"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`4" x 9`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`1" x 11`5"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>15`0" x 11`8"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>16`6" x 18`1"</b>	<b>Game Room</b>	<b>Lower</b>	<b>17`5" x 13`8"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>	<b>3pc Ensuite bath</b>	<b>Lower</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9512605**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**OPEN HOUSE SAT/SUN Nov 23/24th 11am - 1pm both days - 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:

**fireplace on deck**

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 752.05 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 GUADE 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

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

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

Basement (Below Grade) Exterior Area 752.20 sq ft  
Interior Area 614.80 sq ft



0 2 4 ft

PREPARED: 2024/05/10

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