

## 164 SCHOONER Close, Calgary T3L 1Y8

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



			DOM	
Residential			153	
Detached			Layout	
Calgary	Finished Floor Ar	ea	Beds:	4 (3 1 )
1996	Abv Sqft:	1,799	Baths:	3.5 (3 1)
	Low Sqft:		Style:	2 Storey
4,380 sqft	Ttl Sqft:	1,799		
			Parking	
			Ttl Park:	4
			Garage Sz:	2
			5	
	•			
	Residential Detached Calgary 1996 4,380 sqft Level,Street Lig	ResidentialDetachedCalgaryFinished Floor Ar1996Abv Sqft:Low Sqft:Low Sqft:4,380 sqftTtl Sqft:	Residential   Detached   Calgary Finished Floor Area   1996 Abv Sqft: 1,799   Low Sqft: 1,799   4,380 sqft Ttl Sqft: 1,799   Level,Street Lighting,Rectangular Lot Lot	Residential 153   Detached Layout   Calgary Finished Floor Area Beds:   1996 Abv Sqft: 1,799 Baths:   Low Sqft: Low Sqft: Style:   4,380 sqft Ttl Sqft: 1,799   Version Low Sqft: Style:   Low Sqft: 1,799 Style:   4,380 sqft Ttl Sqft: 1,799   Level,Street Lighting,Rectangular Lot Level,Street Lighting,Rectangular Lot

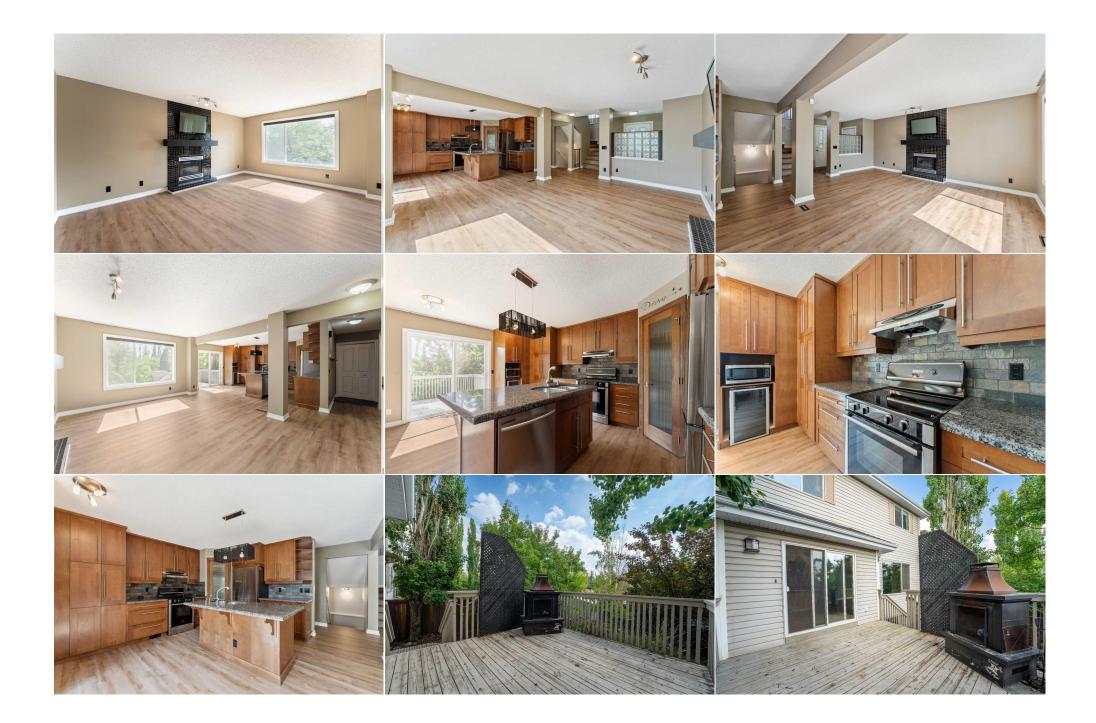
Utilities and Features

Roof: Heating: Sewer:	Asphalt Forced Air,Natu			Construction: <b>Stone,Vinyl Siding</b> Flooring:					
Ext Feat:	BBQ gas line,Pl	ayground		Carpet,Tile,Vinyl,Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete					
Kitchen Appl:		<b>.</b> .	c Stove,Garage Control(s),Humidifi	er,Microwave,Range Hood,Refrig	gerator,Washer,Window Coverin	gs			
Int Feat: Utilities:		Granite Counters,Jetted Tub,No Animal Home							
Room Information									
Room		Level	Dimensions	Room	Level	<u>Dimensions</u>			
Great Room		Main	21`5" x 11`6"	Kitchen With Eating Area	Main	16`6" x 14`2"			
Bedroom - Primary		Second	13`11" x 11`10"	Bedroom	Second	11`4" x 9`0"			
Bedroom		Second	12`1" x 11`5"	Bedroom	Lower	15`0" x 11`8"			
Bonus Room		Second	16`6" x 18`1"	Game Room	Lower	17`5" x 13`8"			
3pc Ensuite bath		Second	0`0" x 0`0"	3pc Ensuite bath	Lower	0`0" x 0`0"			
4pc Bathroom		Second	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"			
-			Legal/T	ax/Financial					

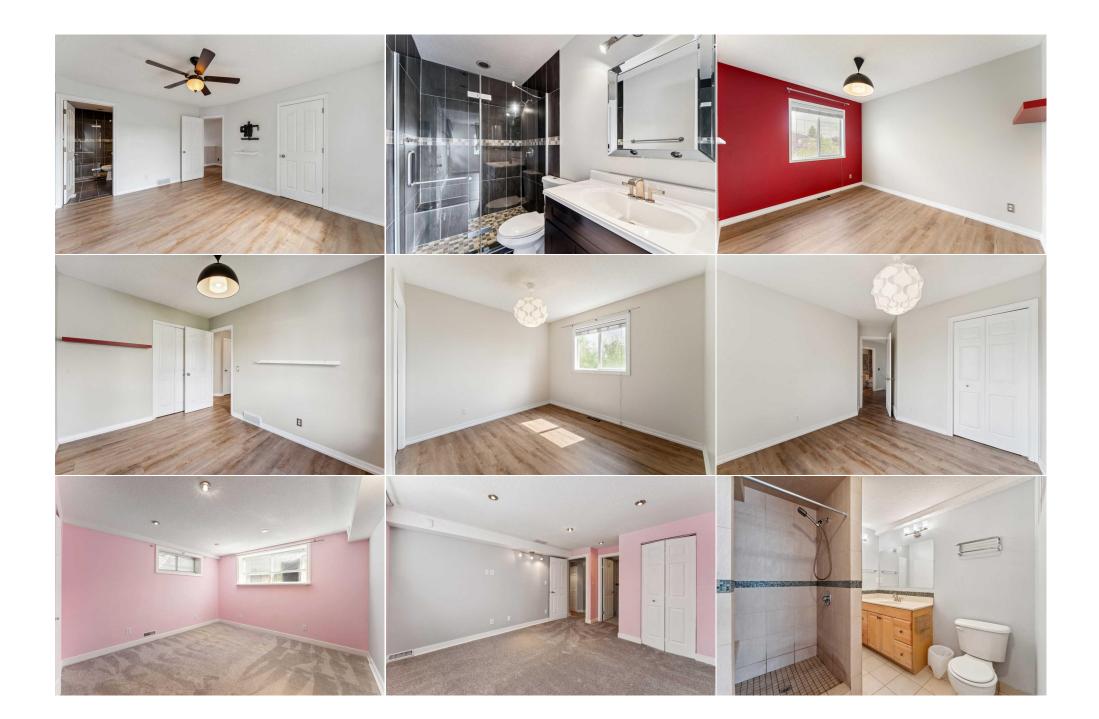
Title: <b>Fee Simple</b> Legal Desc:	Zoning: R-C1 9512605				
	Remarks				
Pub Rmks:	OPEN HOUSE SAT JAN 18TH 12-5PM Newly Upgraded Scenic Acres open concept home, 4 bedrooms, Bonus Room & 3.5 bath home that has it all! Granite counter tops, under mount lighting, over sized island, upgraded appliances, brand new Luxury Vinyl Plank on main and upper floor Aug 2024), subway tile fireplace, mo 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 jette 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 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 wit your favourite Realtor today! This home is not for rent				
Inclusions: Property Listed By:	fireplace on deck CIR Realty				

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



















164 Schooner Close NW, Calgary, AB



