

164 SCHOONER Close, Calgary T3L 1Y8

Sewer:

MLS®#: A2159974 Area: Scenic Acres Listing 08/22/24 List Price: \$750,000

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary

Year Built: 1996
Lot Information

Lot Sz Ar: Lot Shape:

eneral information

Detached
Calgary Finished Floor Area

996 Abv Sqft: Low Sqft:

4,380 sqft Ttl Sqft:

<u>Parking</u>

1,799

1,799

DOM

Layout

Beds:

Baths:

Style:

27

Ttl Park: 4
Garage Sz: 2

4 (3 1)

3.5 (3 1)

2 Storey

Access:

Lot Feat: Level, Street Lighting, Rectangular Lot

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: Asphalt Construction:

Heating: Forced Air, Natural Gas Stone, Vinyl Siding

Flooring:

Ext Feat: BBQ gas line,Playground 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

Room Level **Dimensions** Room Level **Dimensions 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" 17`5" x 13`8" **Bonus Room** Second 16`6" x 18`1" **Game Room** Lower 3pc Ensuite bath Second 0'0" x 0'0" 3pc Ensuite bath 0'0" x 0'0" Lower 4pc Bathroom Second 0'0" x 0'0" 2pc Bathroom Main 0'0" x 0'0"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-C1

Legal Desc: **9512605**

Remarks

Pub Rmks:

OPEN HOUSE SAT/SUN SEP 21/22, 12-3pm 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

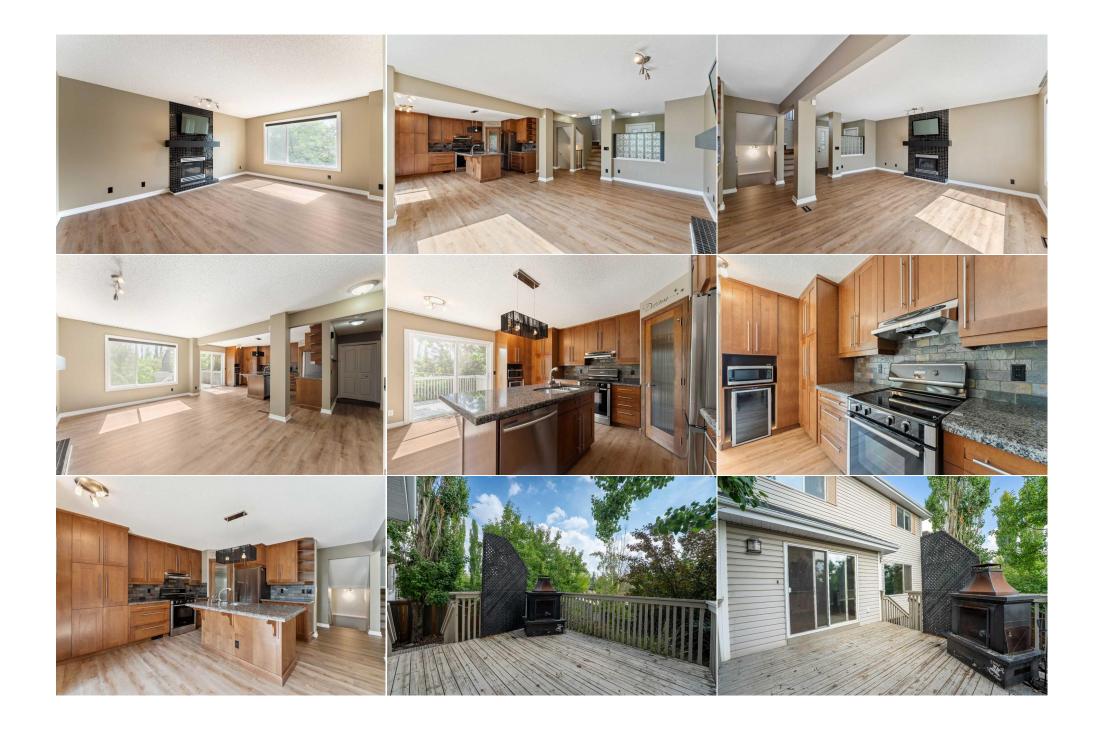
Inclusions: fireplace on deck

Property Listed By: CIR Realty

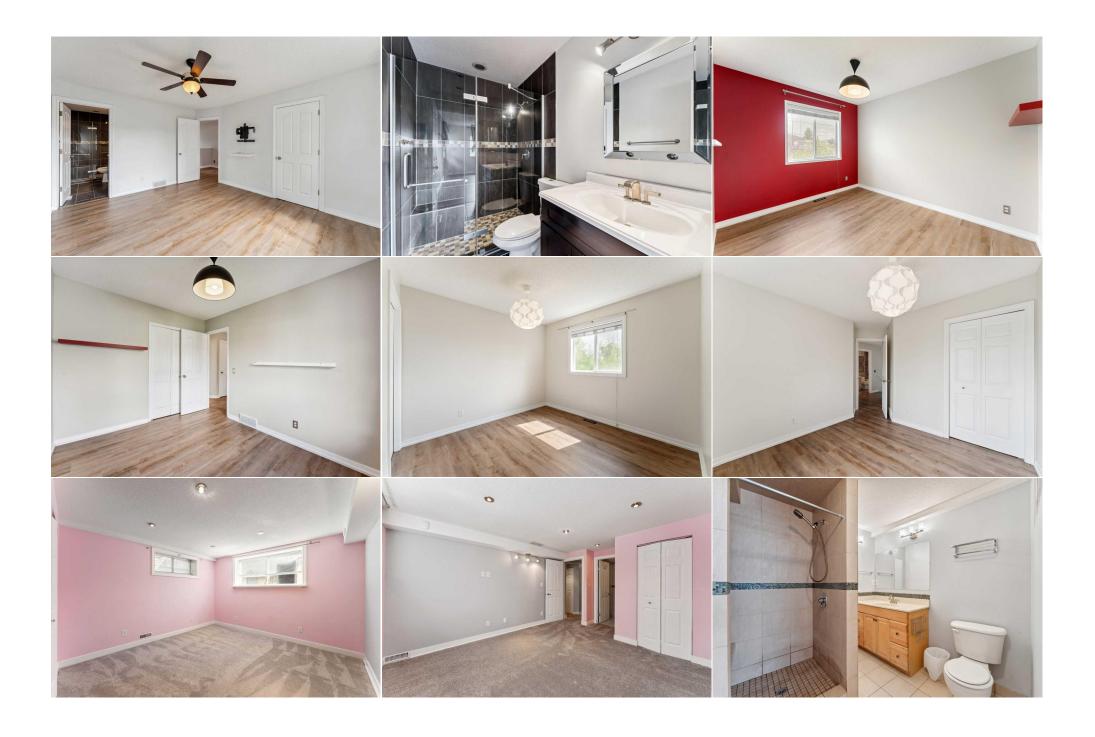
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











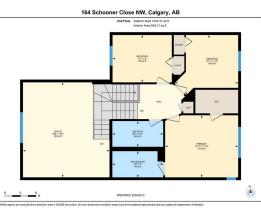












164 Schooner Close NW, Calgary, AB

Besement (Below Grade) Exterior Area 732.99 og R

Noticior Area 614.60 og R



0 2 4 ft