



THE
A-TEAM

**RE/MAX
FIRST**

27 SCENIC GLEN Gate, Calgary T3L1E9

MLS®#: **A2163295** Area: **Scenic Acres** Listing Date: **09/05/24** List Price: **\$719,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1985** Abv Sqft: **2,111**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,919 sqft** Ttl Sqft: **2,111**
 Lot Shape:

DOM

13
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

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

Access:
 Lot Feat: **Back Yard,Corner Lot,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Garden,Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,High Ceilings,No Animal Home,No Smoking Home,Separate Entrance,Skylight(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	19`6" x 10`1"	Living Room	Main	11`4" x 15`6"
Dining Room	Main	10`11" x 10`4"	Foyer	Main	4`3" x 13`11"
Bedroom - Primary	Upper	15`6" x 14`5"	4pc Ensuite bath	Upper	8`0" x 6`1"
Bedroom	Upper	11`2" x 10`11"	Bedroom	Upper	11`2" x 10`11"
4pc Bathroom	Upper	8`9" x 5`1"	Family Room	Lower	13`11" x 24`6"
Bedroom	Lower	12`3" x 9`10"	2pc Bathroom	Lower	5`0" x 5`11"
Laundry	Lower	12`3" x 10`4"			

Title: **Fee Simple**
 Zoning: **R-C1**
 Legal Desc: **8411143**

Remarks

Pub Rmks: **Beautiful Scenic Acres Home with the Same Owner Since The 1980s! This meticulously cared for 4 level split home features many quality renovations completed over the years, a double attached garage with an extended driveway & a massive 4900+ sq. ft. landscaped lot with a huge fenced backyard! This home was fully renovated in the late 2000s with a full kitchen renovation including counters/cabinets, full bathroom renovations and new hardwood/tile flooring throughout the home. The more recent updates include: newer vinyl windows in all the upstairs bedrooms, full backyard vinyl fencing, hot water tank replacement, sewer line repair/upgrade & freshly painted deck. As you enter the home, you are immediately welcomed by the stunning hardwood floors of the formal living room that seamlessly flow from the entrance foyer. Head into the fully tiled kitchen fit for any chef with ample counter/cabinet space and a breathtaking vaulted ceiling complete with skylights providing tons of natural light. From the kitchen you have access to the large deck, perfect for dinner on the deck and summer BBQs! This floor is completed with a dedicated dining room with many west-facing windows providing mountain views and the ability to enjoy Calgary's beautiful sunsets! Just up a few steps, the upper level host the huge master bedroom easily able to accommodate a king-size bed and all your additional bedroom furniture. Lots of sunlight into the master bedroom from the southwest facing bay window, look at the mountains! This master bedroom features a full ensuite bathroom with bathtub! Tired of fighting for closet space? Check out this walk-in closet! This floor is completed with two additional large bedrooms and another full bathroom. Heading down the few stairs to the first lower level, you will find the spacious family room including a timeless mixed wood/gas fireplace. On this level, you will find an additional spacious bedroom, half bathroom & the laundry room. The laundry room features a separate entrance to the side of the home and direct access to the unfinished basement. The separate entrance to the basement provides lots of creative basement development potential! Lastly as they always say: LOCATION, LOCATION, LOCATION; this home is close to all amenities, including schools, parks, tennis courts, arenas, shopping, and public transit. HOW DOES IT GET BETTER THAN THIS? Don't miss your opportunity to make this house your home! Please book your showing today!**

Inclusions: **N/A**
 Property Listed By: **Independent Broker**

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





