



THE
A-TEAM

**RE/MAX
FIRST**

208 SCENIC ACRES Terrace, Calgary T3L 1Y4

MLS®#: **A2163810**

Area: **Scenic Acres**

Listing Date: **09/07/24**

List Price: **\$525,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1993**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Cul-De-Sac**
Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,588**
Low Sqft:
Ttl Sqft: **1,588**

DOM

12
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`1" x 11`6"
Great Room	Main	20`3" x 13`0"
Bedroom - Primary	Upper	13`3" x 12`6"
Bedroom	Upper	11`7" x 9`11"
4pc Bathroom	Upper	7`11" x 6`1"

Room	Level	Dimensions
Eat in Kitchen	Main	10`2" x 9`8"
2pc Bathroom	Main	6`8" x 5`10"
4pc Ensuite bath	Upper	7`11" x 7`3"
Bedroom	Upper	10`9" x 9`11"
Game Room	Lower	19`3" x 12`7"

Legal/Tax/Financial

Condo Fee:
\$405

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d25

Legal Desc: **9312178**

Remarks

Pub Rmks: **Beautiful sun lite open floor plan. This end unit is well located and within walking distance to transit, schools, parks, shopping and so much more. Every room has the size to make living here very comfortable. Starting on the main floor with its neutral grey vinyl plank floor, there is a spacious dining area with large windows. The adjoining kitchen has wrap around counters, white cabinets and stainless steel appliances. The balance of the main level is a large great room with room for large furniture, gas fireplace and access to rear deck. The upper level contains three spacious family bedrooms with the master enjoying it's own 4 pce ensuite bath and a large walk-in closet. The lower level is partially developed with second family area with gas stove and large exterior windows. The very best of convenience and amenities to make this an amazing place to call home. Alarm has never been used and is left as is.**

Inclusions:
Property Listed By: **None**
RE/MAX iRealty Innovations

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







