



THE
A-TEAM

**RE/MAX
FIRST**

416 SCENIC VIEW Bay, Calgary T3L 1Z4

MLS®#: **A2172745** Area: **Scenic Acres** Listing **10/15/24** List Price: **\$855,000**
 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: **1994** Abv Sqft: **2,179**
Lot Information Low Sqft:
 Lot Sz Ar: **6,173 sqft** Ttl Sqft: **2,179**
 Lot Shape:

DOM

38
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Landscaped,Pie Shaped Lot,Views**
 Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`10" x 3`0"	Breakfast Nook	Main	9`1" x 6`0"
Dining Room	Main	13`7" x 9`9"	Kitchen	Main	19`8" x 14`9"
Laundry	Main	7`2" x 8`8"	Great Room	Main	12`1" x 12`0"
Living Room	Main	13`0" x 12`9"	Office	Main	10`1" x 10`5"
4pc Bathroom	Upper	8`6" x 4`11"	5pc Ensuite bath	Upper	11`2" x 14`3"
Bedroom	Upper	12`1" x 11`4"	Bedroom	Upper	10`1" x 11`4"
Bedroom - Primary	Upper	12`4" x 15`9"	3pc Bathroom	Basement	7`11" x 8`2"

**Flex Space
Game Room**

**Basement
Basement**

**10`0" x 12`1"
22`2" x 18`5"**

**Bedroom
Den**
Legal/Tax/Financial

**Basement
Basement**

**14`1" x 10`5"
15`2" x 11`4"**

Title:
Fee Simple
Legal Desc:

9312088

Zoning:
R-CG

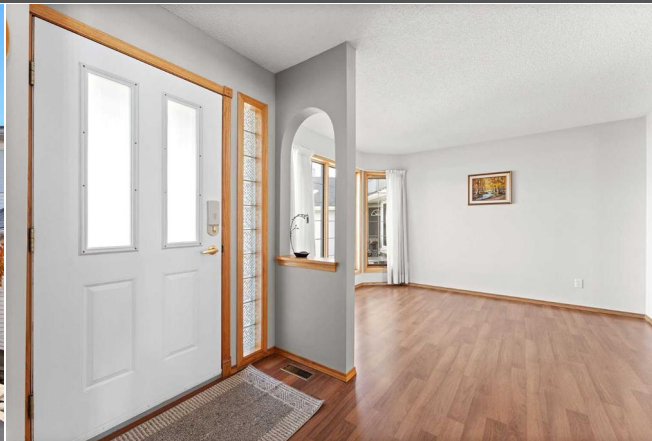
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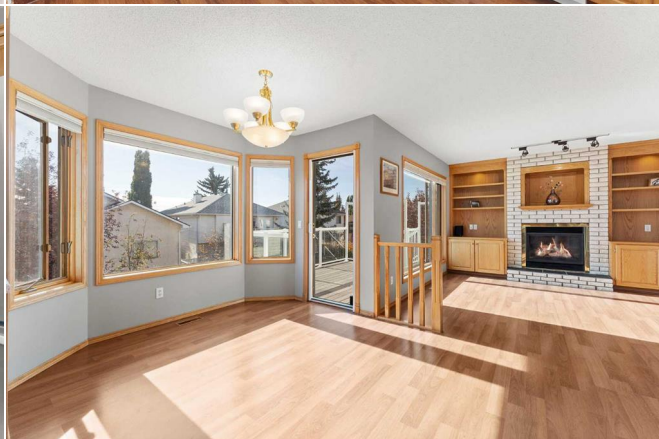
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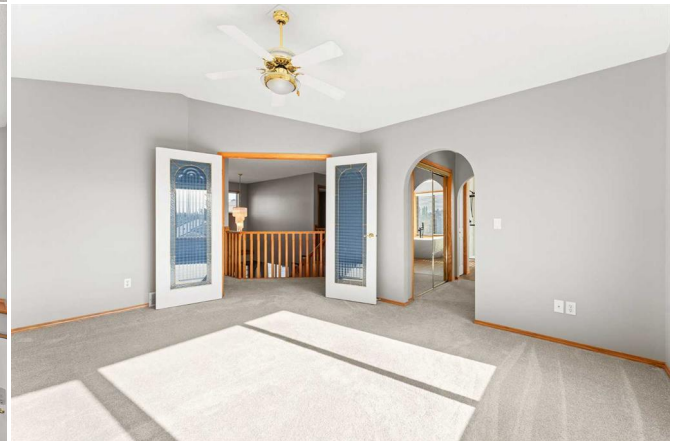
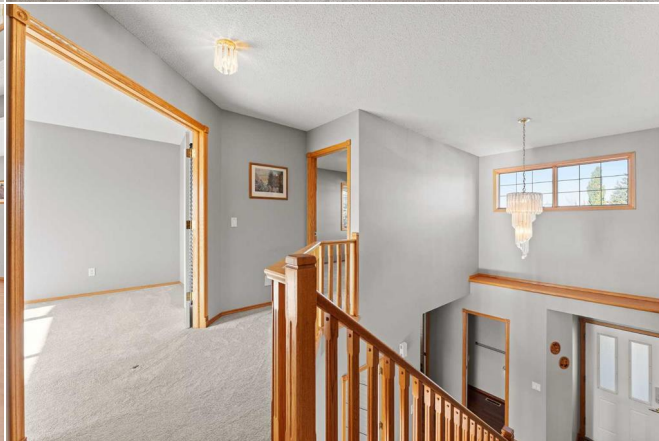
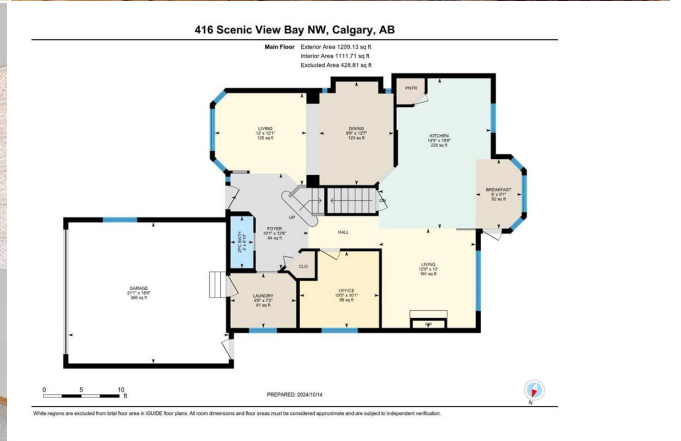
This stunning 2-story family home, nestled on a quiet cul-de-sac with no through traffic, is the perfect retreat for a growing family, over 3000sqft of living space, offering 3+1 bedrooms, 3.5 baths, and a fully developed walk-out basement on an expansive pie-shaped lot. The bright and inviting main floor showcases easy-to-maintain laminate flooring throughout, a very functional open concept floor plan, and large south-facing windows overlooking your private backyard oasis. Need a home office or playroom? The main-floor flex room has you covered! Step outside to the raised deck, featuring upgraded maintenance-free vinyl flooring and glass panel railings, offering sweeping, unobstructed views of the lush backyard and peaceful greenspace - ideal for morning coffee or lively summer BBQs. Upstairs, the master bedroom is a sanctuary with grand double French doors, abundant natural light, and an upgraded spa-inspired ensuite with dual sinks, a corner tub, a beautiful shower, built-in vanity unit and charming views from big windows. Two additional spacious bedrooms and a full guest bath complete the upper level. The bright walk-out basement is designed for entertaining, offering a cozy family room featuring a second fireplace, a bar with built-in cabinetry, a full bathroom, and a large bedroom. The fully landscaped south-facing backyard is a kid's paradise and your personal slice of tranquility, complete with mature trees and a patio area. Additional perks include an insulated double garage, a radon gas mitigation system and several recently replaced big ticket items: furnace, hot water tank, appliances, carpet, and roof. The location is unbeatable with short distance to Crowfoot LRT, a greenspace, an off-leash dog park with stunning views of the Rockies, and top-rated Catholic and public schools. With exceptional features and a prime location, this home is truly a must-see! Book your viewing today!

Inclusions:
Property Listed By: **TREC The Real Estate Company**

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









416 Scenic View Bay NW, Calgary, AB

2nd Floor
 Exterior Area 97.02 sq ft
 Interior Area 858.82 sq ft
 Excluded Area 83.74 sq ft



0 3 6 ft

PREPARED: 2024/10/14



White regions are excluded from total floor area in CLUDGE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



