



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**416 SCENIC VIEW Bay, Calgary T3L 1Z4**

MLS®#: **A2172745**      Area: **Scenic Acres**      Listing Date: **10/15/24**      List Price: **\$855,000**  
 Status: **Active**      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

**2**  
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**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Laminate,Vinyl**  
 Water Source:  
 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
2pc Bathroom	Main	6`10" x 3`0"
Dining Room	Main	13`7" x 9`9"
Laundry	Main	7`2" x 8`8"
Living Room	Main	13`0" x 12`9"
4pc Bathroom	Upper	8`6" x 4`11"
Bedroom	Upper	12`1" x 11`4"
Bedroom - Primary	Upper	12`4" x 15`9"

Room	Level	Dimensions
Breakfast Nook	Main	9`1" x 6`0"
Kitchen	Main	19`8" x 14`9"
Great Room	Main	12`1" x 12`0"
Office	Main	10`1" x 10`5"
5pc Ensuite bath	Upper	11`2" x 14`3"
Bedroom	Upper	10`1" x 11`4"
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**

Remarks

Pub Rmks:

**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**

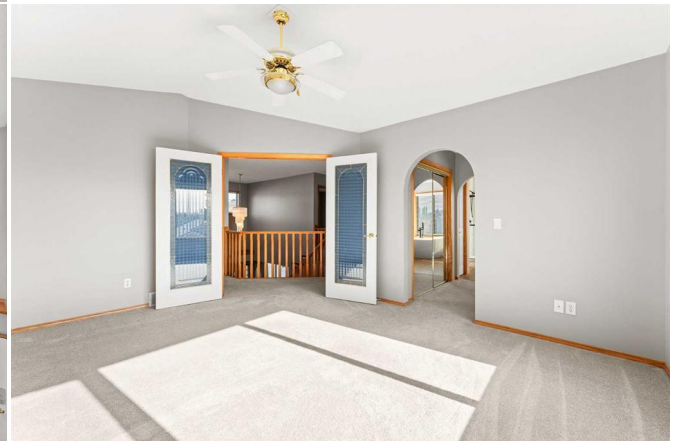
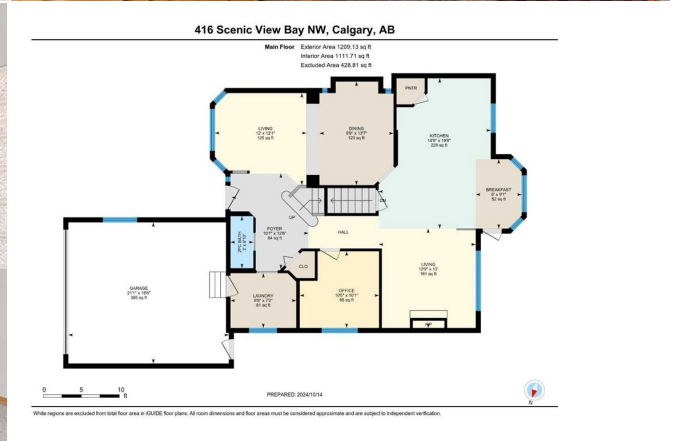
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**















**416 Scenic View Bay NW, Calgary, AB**

2nd Floor  
 Exterior Area 97.02 sq ft  
 Interior Area 858.02 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.





