



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**31 SCHOONER Close, Calgary T3L 1Y7**

MLS®#: **A2174158**      Area: **Scenic Acres**      Listing Date: **10/20/24**      List Price: **\$823,800**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1995**  
Lot Information  
 Lot Sz Ar: **4,951 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,995**  
 Low Sqft:  
 Ttl Sqft: **1,995**

DOM

**9**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Fruit Trees/Shrub(s),Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Fire Pit,Rain Barrel/Cistern(s),Rain Gutters,Storage**

Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Jetted Tub,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,Skylight(s),Track Lighting,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`9" x 11`0"
Breakfast Nook	Main	10`10" x 6`6"
Family Room	Main	14`4" x 13`5"
Laundry	Main	3`9" x 3`0"
Foyer	Main	6`2" x 4`10"
Flex Space	Basement	11`11" x 7`0"

Room	Level	Dimensions
Kitchen	Main	12`7" x 12`5"
Dining Room	Main	12`11" x 8`2"
Family Room	Basement	13`4" x 11`10"
Mud Room	Main	8`3" x 5`5"
Balcony	Main	14`10" x 10`0"
Bedroom - Primary	Second	16`2" x 12`7"

Bedroom  
Bedroom  
4pc Ensuite bath  
4pc Bathroom

Second  
Second  
Second  
Second

10`11" x 9`5"  
10`11" x 9`3"  
9`5" x 8`11"  
7`11" x 4`11"

Bedroom  
Bedroom  
2pc Bathroom  
3pc Bathroom

Second  
Basement  
Main  
Basement

11`0" x 9`5"  
10`4" x 9`10"  
6`11" x 2`8"  
7`10" x 4`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**9510378**

Remarks

Pub Rmks:

**Welcome to this rare 4-bedroom up, 2-storey home that effortlessly combines modern renovated space with family-friendly functionality. Step inside to find a completely transformed main floor featuring luxury vinyl flooring and a knock-down ceiling with pot lights. The heart of the home is the new custom Legacy kitchen. Smartly designed, this handsome kitchen has plentiful counter space, built-in storage and new stainless appliances. Both the island and counters are topped with white quartz. Hexagon tile backsplash and open display shelves add a special touch. Whether you're hosting family gatherings or intimate dinners, this space is sure to impress. The kitchen nook overlooks the backyard and is a lovely spot for morning coffee. The adjacent family room is perfect for entertaining. There is a gas fireplace with custom stonework. A door leads to the south-facing deck. The dining area offers built-in storage and bar space that easily doubles as a home office when needed. For those quiet moments, retreat to the cozy living room with a book. The main floor half bath is updated with new fixtures, flooring, and lighting. A mud room and laundry with stacking washer and dryer lead to the double attached garage. Upstairs, a spacious primary bedroom has a walk in closet and a 5 piece ensuite. This bathroom has heated tile floors, jetted tub and separate shower. A skylight provides extra light. The main 4 piece bath is completely renovated with new fixtures, lighting and flooring. Three large, kid friendly bedrooms complete this floor. The walk out level was finished in 2017. A bright, sunny family room and a three-piece bath and 5th bedroom were created. The family room flex space has cabinets , counters and sink. A hobbyist, guests, extended family or teenagers seeking independence will all appreciate this versatile space. A door provides direct access to the patio, backyard and the green space beyond. The backyard has raised garden beds and firepit. Other recent upgrades include new shingles in 2016. The furnace and A/C were replaced in 2022. Families will appreciate being a 20 minute walk to Scenic Acres School. There is a new playground just down the street and lots of green space. Minutes to all amenities at Crowfoot Crossing, to U of C, and with easy access to the LRT, Stoney Trail and Crowchild Trail this location is amazing. Don't miss out on this exceptional home!**

Inclusions:  
Property Listed By:

**Royal LePage Mission Real Estate**

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











