



THE
A-TEAM

**RE/MAX
FIRST**

6 SCENIC RIDGE Way, Calgary T3L1V1

MLS®#: **A2180016** Area: **Scenic Acres** Listing Date: **11/19/24** List Price: **\$929,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1991**
Lot Information
 Lot Sz Ar: **6,210 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,515**
 Low Sqft:
 Ttl Sqft: **2,515**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Low Maintenance Landscape,Landscaped,Private,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Chandelier,Closet Organizers,Double Vanity,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`6" x 10`10"
Living Room	Main	18`0" x 13`0"
Breakfast Nook	Main	10`0" x 10`0"
Laundry	Main	8`0" x 7`0"
Game Room	Lower	38`0" x 12`6"
Bedroom	Second	11`6" x 10`0"
2pc Bathroom	Main	5`6" x 4`0"

Room	Level	Dimensions
Dining Room	Main	13`0" x 10`6"
Den	Main	13`0" x 10`0"
Family Room	Main	16`0" x 10`0"
Hobby Room	Lower	13`0" x 10`0"
Bedroom - Primary	Second	15`0" x 13`6"
Bedroom	Second	11`6" x 9`6"
3pc Bathroom	Lower	8`0" x 6`6"

4pc Bathroom

Second

8`6" x 5`6"

5pc Ensuite bath
Legal/Tax/Financial

Second

12`8" x 9`6"

Title:
Fee Simple
Legal Desc:

8911836

Zoning:
R-CG

Remarks

Pub Rmks: **Beautifully Updated Estate Home in Scenic Acres! Welcome to 6 Scenic Ridge Way NW, one of Calgary's most sought-after Northwest communities. Nestled in the charming Scenic Ridge pocket of Scenic Acres, this home offers a perfect blend of tasteful updates, timeless design, and the convenience of an established neighbourhood. This impressive two-storey estate home features over 2,500 sq. ft. of above-grade living space plus a fully developed basement. The property has been meticulously maintained and thoughtfully updated, with over \$100,000 in recent improvements. The main floor offers a formal living and dining room with soaring vaulted ceilings and a skylight, creating a bright and open atmosphere. The updated kitchen features vaulted ceilings, white cabinets, stainless steel appliances, and ample natural light, while the spacious family room provides a cozy yet functional gathering space. A private main-floor den adds convenience for those working from home. The upper level includes a sizeable primary suite with a completely updated ensuite bathroom and a huge walk-in closet. Two additional spacious bedrooms and a versatile loft area provide plenty of family living or relaxation space. The fully developed lower level adds even more versatility with a large recreation and games room, a multi-purpose craft room with the potential for a second kitchen, and a convenient four-piece bathroom. The low-maintenance yard is a private retreat with a two-tiered deck perfect for summer entertaining, a relaxing hot tub, mature trees, vibrant perennials, and refreshed landscaping that creates a serene outdoor space to enjoy year-round. This home has been extensively upgraded with new triple-pane windows and exterior doors, engineered hardwood flooring, flat ceilings on the main level, fresh paint, updated trims, and LED lighting. Additional updates include epoxy flooring in the garage, electric blinds, two new furnaces, two new air conditioning units, and a complete Poly B replacement, ensuring peace of mind for years. Situated in a quiet estate, this home is steps from greenspaces, pathways, area schools and excellent transportation roadways. Scenic Acres offers many nearby amenities, including three community schools, crowchild twin arenas, shopping, an LRT station, parks, and off-leash areas. Life here is as convenient as it is enjoyable. This property is a rare opportunity to enjoy modern updates, timeless charm, and an unbeatable location in one of Calgary's most desirable neighbourhoods. Don't miss the chance to make this incredible home your own—book your private showing today!**

Inclusions:
Property Listed By: **GEMSTONE LIGHTS, HOT TUB, 2 AC UNITS
RE/MAX Real Estate (Central)**

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













