



THE
A-TEAM

**RE/MAX
FIRST**

80 SCEPTRE Close, Calgary T3L1Y1

MLS®#: **A2188704** Area: **Scenic Acres** Listing Date: **01/18/25** List Price: **\$760,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1994**
Lot Information
 Lot Sz Ar: **4,908 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,096**
 Low Sqft:
 Ttl Sqft: **2,096**

DOM

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

Parking

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

Access:

Lot Feat: **No Neighbours Behind,Irregular Lot,Open Lot**
 Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front**

Utilities and Features

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

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

Kitchen Appl: **See Remarks**
 Int Feat: **Built-in Features,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 4`11"	Family Room	Main	19`4" x 13`4"
Kitchen	Main	11`6" x 13`4"	Laundry	Main	7`0" x 8`5"
Living Room	Main	13`8" x 21`9"	Office	Main	9`3" x 10`0"
4pc Bathroom	Upper	4`10" x 9`8"	5pc Bathroom	Upper	9`3" x 8`3"
Bedroom - Primary	Upper	21`2" x 15`4"	Bedroom	Upper	9`2" x 13`5"
Bedroom	Upper	9`3" x 13`6"	3pc Bathroom	Lower	9`10" x 9`6"
Bedroom	Lower	16`4" x 11`10"	Den	Lower	12`10" x 13`4"

Game Room
Furnace/Utility Room

Lower
Lower

10`8" x 21`9"
18`5" x 14`8"

Storage

Lower

21`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9311591

Zoning:
R-CG

Remarks

Pub Rmks:

COMPLETELY RENOVATED | NEW KITCHEN | NEW FLOORS | 4 BEDROOM | 3.5 BATHROOMS | HIGH CEILINGS | DOUBLE GARAGE | WALK-OUT BASEMENT | GEM COMMUNITY | QUARTZ COUNTER TOPS | BIG BACKYARD! - Welcome to this beautiful, fully renovated two-storey home with modern finishes, boasting 3,140.62 sq. ft. of living space, a **FULLY FINISHED WALKOUT BASEMENT**, and a **DOUBLE ATTACHED GARAGE**, this home is perfect for families looking for style, comfort, and convenience. Step inside to find a thoughtfully designed main floor with high ceilings and modern touches. The layout includes a spacious living and dining room, a cozy family room with a fireplace, a **DEN/OFFICE** room for added flexibility, and a **BRAND-NEW KITCHEN** featuring sleek quartz countertops, modern cabinetry. Appliances are (negotiable). Upstairs, you'll find 3 **SPACIOUS BEDROOMS**, including an **OVERSIZED MASTER RETREAT** with a luxurious 5-piece ensuite and a walk-in closet. **TWO ADDITIONAL SPACIOUS BEDROOMS** and a 4-piece bathroom complete the upper level, offering ample space for family living. **THE FULLY FINISHED WALKOUT BASEMENT** is a fantastic extension of the home, featuring a recreation room with a **WET BAR**, a full bathroom, and an additional bedroom—ideal for guests or extended family. This home is perfectly situated near schools, parks, shopping, and transit, with access to beautiful ravines and trails that enhance the community's appeal. As well as easy access to **SHOPPING AT CROWFOOT PLAZA** and transit via the nearby **CROWFOOT C-TRAIN STATION**. Commuting is a breeze with convenient proximity to Stoney Trail and Crowchild Trail. Don't miss the chance to own this **SCENIC ACRES GEM!**

Inclusions:
Property Listed By:

None
RE/MAX Real Estate (Central)

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









