



THE
A-TEAM

**RE/MAX
FIRST**

135 SCENIC COVE Bay, Calgary T3L 1P7

MLS®#: **A2192522** Area: **Scenic Acres** Listing Date: **02/20/25** List Price: **\$827,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1987**
Lot Information
 Lot Sz Ar: **5,704 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,030**
 Low Sqft:
 Ttl Sqft: **2,030**

DOM

2
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Cul-De-Sac,Fruit Trees/Shrub(s),Landscaped,Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`8" x 20`5"	Dining Room	Main	13`8" x 7`10"
Kitchen	Main	15`4" x 15`1"	Flex Space	Main	13`3" x 12`11"
Bedroom - Primary	Second	13`0" x 14`6"	5pc Ensuite bath	Second	13`6" x 8`4"
Bedroom	Second	10`2" x 10`0"	Bedroom	Second	10`8" x 12`2"
Game Room	Lower	12`11" x 22`3"	Bedroom	Lower	13`1" x 11`11"
2pc Bathroom	Main		5pc Ensuite bath	Second	

4pc Bathroom

Second

4pc Bathroom
Legal/Tax/Financial

Basement

Title:
Fee Simple
Legal Desc:

8611158

Zoning:
R-CG

Remarks

Pub Rmks:

Pride of Ownership prevails in this stunning home! With extensive renovations done over the years, this home has many great features to mention starting with BRAZILIAN CHERRY HARDWOOD FLOORING THROUGHOUT, KNOCKDOWN CEILINGS, IN-FLOOR HEATING in all the main baths and ensuite, AUTOMATIC DUST PANS with a CENTRAL VACUUM, WROUGHT IRON RAILING, FRESH PAINT with CROWN MOULDING and BASEBOARDS awaits you. The DREAM KITCHEN features NEW CABINETS with plenty of space for storage including FULL HEIGHT PANTRY CABINETS, there are PREMIUM GRANITE COUNTERTOPS, an upscale VIKING GAS RANGE, a MARBLE BACKSPLASH, two sinks and two dishwashers. Yes, this home has TWO SINKS and TWO DISHWASHERS!!! This kitchen is a chef's or entertainer's dream come true. The laundry/mudroom features a LAUNDRY SINK and PLENTY OF MILLWORK as well for extra storage. Upstairs, there are three good sized bedrooms and a main bath that has in-floor heating. The spacious Primary bedroom has a HUGE WALK-IN CLOSET designed and organized with CALIFORNIA CLOSETS. The beautiful ensuite has DOUBLE SINKS, a SOAKER TUB and a nicely TILED SHOWER with a fancy GLASS ENCLOSURE DOOR. With in-floor heating in the ensuite as well, you will love walking on the tiled floor. Brazilian cherry hardwood flooring runs through the basement where there is a large developed recreational area, a sizable guest bedroom with a full bathroom including in-floor heating as well and a large storage work room. The garage is drywall and insulated and includes a man door. Enjoy the summer months in the large PIE SHAPED backyard with pretty trees and shrubs in the garden to admire. Move in today and enjoy living in a beautiful home while being steps away from transit, schools, parks and shopping!

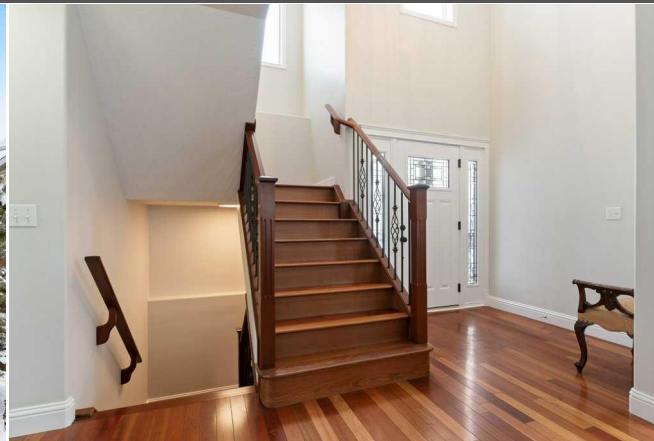
Inclusions:

TV and wall mounts in living room, kitchen and storage room will stay with the home. Water softener and Central Vacuum included as well. TV's, water softener and central vacuum are not warrantied and are being sold with the home as is.

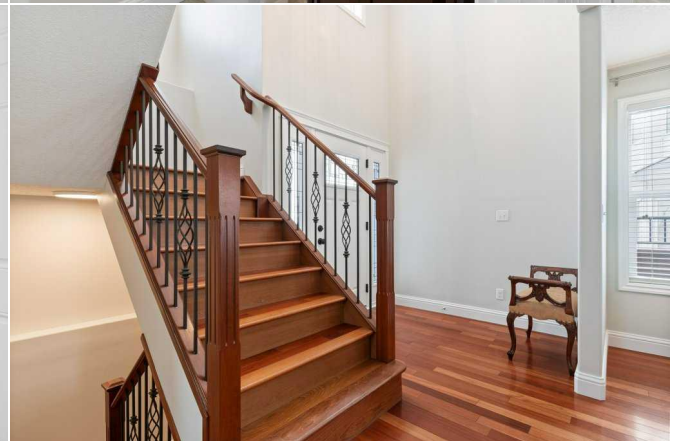
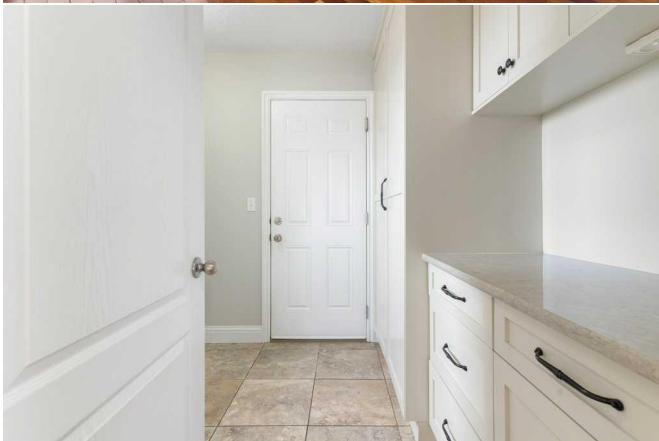
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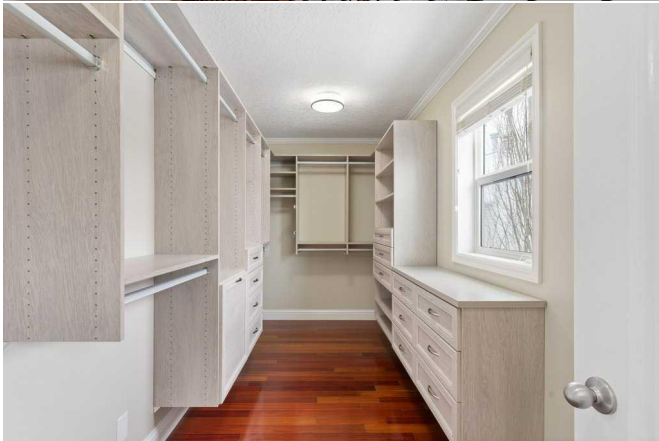
Hope Street Real Estate Corp.

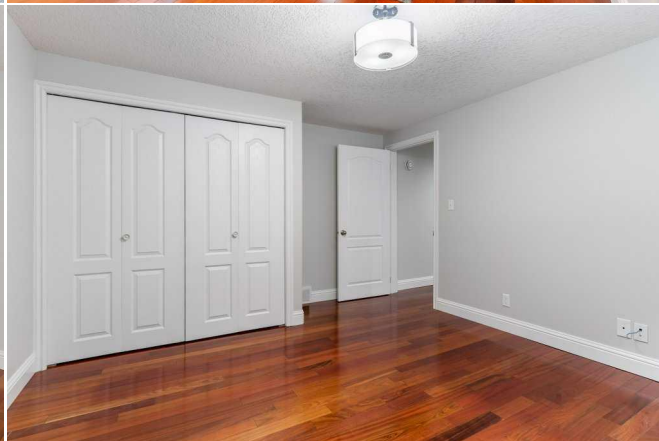
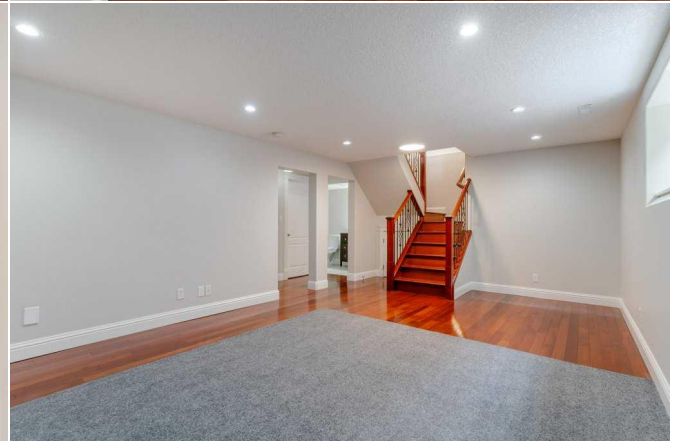
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

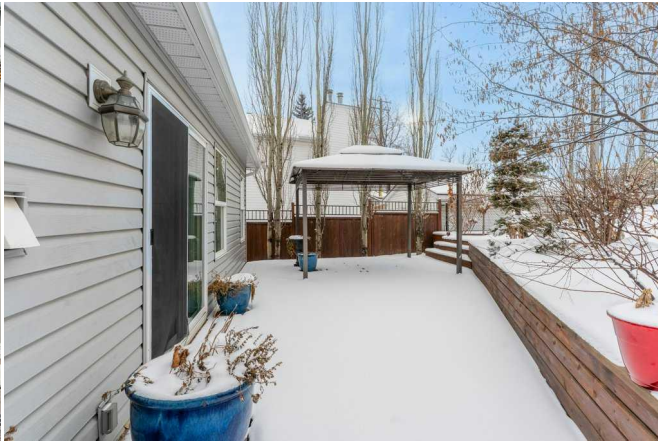












135 Scenic Cove Bay NW, Calgary, AB

1st Floor Exterior Area 1127.09 sq ft
Excluded Area 456.59 sq ft



PREPARED: 2025/01/15



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

135 Scenic Cove Bay NW, Calgary, AB

2nd Floor Exterior Area 509.99 sq ft
Excluded Area 56.37 sq ft



PREPARED: 2025/01/15



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135 Scenic Cove Bay NW, Calgary, AB

Basement (Below Grade) Exterior Area 903.38 sq ft
Excluded Area 49.77 sq ft



PREPARED: 2025/01/15



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