



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**48 SCENIC HILL Close, Calgary T3L 1R3**

MLS®#: **A2197451**

Area: **Scenic Acres**

Listing Date: **02/27/25**

List Price: **\$749,900**

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: **5,285 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,791**

Low Sqft:

Ttl Sqft: **1,791**

DOM

**1**

Layout

Beds: **3 (3 )**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Brick,Stucco,Wood Frame,Wood Siding**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Skylight(s),Vaulted Ceiling(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Title: <b>Fee Simple</b>	Zoning: <b>R-CG</b>
Legal Desc: <b>8710907</b>	

Remarks

Pub Rmks: **OPEN HOUSE - SATURDAY 1-4PM, SUNDAY 1-4PM. WALK-UP TO GRADE BASEMENT. This Cedarglen-built home boasts over 2,300 sqft of well-designed living space,**

featuring 3 bedrooms and 3 bathrooms in the highly desirable Scenic Acres community. Backing onto a beautiful green space, this two-storey residence offers both privacy and breathtaking views. Recent upgrades include roof, freshly painted walls, flooring, and carpet throughout. A spacious front landing leads into a stunning vaulted great room with a charming fireplace, seamlessly connected to a formal dining area. The bright and functional kitchen is perfect for meal prep and entertaining, offering ample counter space, a gas stove, a snack bar, a built-in desk, and a new fridge. The sun-drenched breakfast nook opens to a huge 20' x 18' deck, ideal for outdoor relaxation. Upstairs, the primary suite features dual closets, a luxurious newly renovated 4-piece ensuite with a jetted tub and skylight. Two additional generously sized bedrooms include cozy window box seating. The fully finished lower level is a dream entertainment space with a fireplace, games area, oversized windows, walk-up access to the backyard, and a new washer and dryer. This home also offers a double garage, ample storage, and easy access to parks, schools, LRT, and Crowfoot Centre.

Inclusions:

Property Listed By:

N/A

Homecare Realty Ltd.

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

















