



THE
A-TEAM

**RE/MAX
FIRST**

642 SCHOONER Cove, Calgary T3L 1Z1

MLS®#: **A2199742** Area: **Scenic Acres** Listing Date: **03/05/25** List Price: **\$1,150,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1996**
Lot Information
 Lot Sz Ar: **7,793 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,725**
 Low Sqft:
 Ttl Sqft: **1,725**

DOM
4
Layout
 Beds: **4 (2 2)**
 Baths: **3.5 (3 1)**
 Style: **Bungalow**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Gazebo,Greenbelt,Pie Shaped Lot,Private,Underground Sprinklers,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **High Efficiency,Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Window Coverings**
 Int Feat: **Bar,Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Storage,Vaulted Ceiling(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **9512605**

Remarks

Pub Rmks: **BEAUTIFUL mountain views from this large, UPDATED WALKOUT BUNGALOW on a huge OVERSIZED PIE LOT! This Scenic Acres home has had every room renovated.**

Stepping in through the front door is a spacious **FORMAL** living and dining room for entertaining with **VAULTED CEILINGS**. This large plan has 2 living areas on the main floor with the second family room and fully renovated kitchen to the rear. Featuring granite counters, smooth white cabinets, stainless steel appliances, a skylight, and numerous west windows. The kitchen opens up to the large balcony with **GLASS POWDER COATED RAILINGS** offer little visual obstruction so you can enjoy the **PANORAMIC VIEW** from the kitchen and living room... Moving towards the bedrooms on the left side, you will find a fully renovated shared bathroom that is for your guests and serves the large second bedroom. The primary bedroom features **MOUNTAIN** views, **BEAUTIFUL ALL NEW MASTER BATH**. The main level also features a **PRIVATE OFFICE** or guest room with a skylight as well as a laundry room plus mud room space. The walkout basement level is **NEWLY RENOVATED** with a recreation room, **BAR WITH REFRIGERATOR AND SINK**.. 2 large bedrooms, fitness area, and a bathroom that has the same look and feel to the rest of the bathrooms in the home. All of this finished basement and still lots of room for storage.. this is a massive home rivaling many 2 stories with approximately **3200 SQUARE FEET OF FINISHED SPACE**.. This home has had a recent **ROOF**, two newer **FURNACES, A/C**, vacuum system, **UPDATED** casings, baseboards, doors, & hand scraped **BIRCH HARDWOOD** on the main. Nestled on a friendly cul de sac with access to walking paths and close proximity to schools, shopping, and transportation. Outside you'll really appreciate the privacy of a home with no neighbors behind and a massive fenced back yard to enjoy the daily sunsets cresting over the mountains. Finally, no walking hoses around with the convenience of timed underground sprinklers.

Inclusions:
Property Listed By:

**Storage shed, Gazebo
RE/MAX First**

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







