



GRASSROOTS
REALTY GROUP

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75 Scenic Glen Crescent NW
Calgary, Alberta

MLS # A2213391



\$859,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,486 sq.ft.	Age:	1984 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Greenbelt, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Separate/Exterior Entry, Partial, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Alarm system hardware, garage heater, built-in workbench in garage, laundry room fridge, backyard swing set. NOTE: window blinds <as is>

Backing onto a winding wooded ravine & walking trails is where you'll find this lovingly maintained split-level home here in the popular family community of Scenic Acres. Offering a total of 5 bedrooms & over 2500sqft of comfortable living, this fantastic 4-level split enjoys hardwood & vinyl plank floors, 3 full bathrooms, sunny eat-in kitchen with granite counters & private backyard with towering mature trees. You'll just love the family-friendly design of this warm & inviting home, with its spacious living room with soaring vaulted ceilings, hardwood floors & plantation shutters. Overlooking the living room is the gracious dining room, which leads into the maple kitchen with bay window & loads of cabinet space, pantry with pull-out drawers & access onto the 300+sqft balcony which is partially covered with a plexiglass sunroof. The white & stainless steel appliances include Samsung fridge & stove/convection oven & Kenmore Elite microwave/hoodfan. Tucked away from the kitchen & dining room are 3 great-sized bedrooms & all with hardwood floors, & 2 full baths & both with quartz-topped vanities; the primary bedroom has a walk-in closet, ensuite with shower & its own private access onto the balcony. The 3rd level walkout & with vinyl plank floors, is beautifully finished with 2 more bedrooms, bathroom with shower & terrific rec room with wet bar, brick-facing fireplace with Enviro E30GI Gas Insert & built-in bookcases. There's also a large laundry/utility room with built-in cabinets, LG washer/dryer & access into the heated 2 car garage. The unspoiled 4th level & currently used for storage, would also make a great future office or exercise room. The backyard is fully fenced & landscaped, & comes complete with a storage shed, stamped concrete patio, gardens & gate to the ravine. Outstanding location within minutes to all

neighbourhood schools & Crowchild Twin Arenas, easy access to Crowfoot Centre & LRT, & both Crowchild & Stoney Trails to take you to major retail centers & hospitals, University of Calgary & downtown.