



GRASSROOTS
REALTY GROUP

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32 Scenic Rise NW
Calgary, Alberta

MLS # A2216578



\$639,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,285 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Many Trees		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this beautiful 4-level split! With a walkout lower level, 1,285 sq ft of total living space, nestled on a quiet tree-filled street, this home has exceptional curb appeal. This home is move-in ready and showcases a long list of recent upgrades that will impress the most discerning buyer. Step inside to find a stunning vaulted ceiling that adds volume and elegance to the main living and dining area. The entire home has been recently painted throughout in modern tones and features many recent professionally completed upgrades including refinished hardwood, new carpet, new trim, as well as new light fixtures and switches creating a fresh and cohesive look across all levels. The spacious layout offers flexibility for families of all sizes, with distinct yet connected living spaces across every level. Access the outdoors from your walkout lower level, and enjoy the private backyard from the ground level deck. The double detached garage is complete with a new insulated garage door and an ultra quiet garage door opener. Located in a well-established neighborhood with plenty of greenspaces, parks, and pathways, this property offers peace and privacy in a highly sought after location. Don't miss your opportunity to put your finishing touches on this already beautifully updated home in one of the city's most desirable areas!