



GRASSROOTS
REALTY GROUP

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175 Scanlon Green NW
Calgary, Alberta

MLS # A2217237



\$829,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,036 sq.ft.	Age:	1991 (34 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Garden, Int		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, No Smoking Home, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: None

Immaculate Renovated Walkout in Scenic Acres | Backing Onto Greenspace Welcome to this beautifully cared-for and immaculately clean walkout home in the heart of Scenic Acres. Backing directly onto a lush greenspace with sunny west-facing exposure, this property offers exceptional privacy surrounded by mature trees—perfect for peaceful evenings and serene views. Step inside to discover a fully renovated interior featuring a modern kitchen with granite countertops, stainless steel appliances, and updated bathrooms throughout. Gleaming hardwood floors and elegant matching window shutters enhance the main level, which includes a stunning vaulted living room and dining area. A grand staircase makes a show-stopping first impression. The spacious primary suite is your private retreat, complete with a luxurious soaker tub, glass shower, and walk-in closet. An additional main floor bedroom—currently used as a home office—adds flexible living options. Cozy up around the wood-burning fireplace during winter nights and enjoy the warmth and charm this home offers year-round. The bright walkout basement features large windows, ample storage, a full bathroom, and a fifth bedroom—ideal for guests, teens, or extended family. Poly-B has been replaced. New Hot Water Tank (2024). This is the family home you’ve been waiting for. Come experience the space, comfort, and location for yourself. It might just be the one!