



GRASSROOTS
REALTY GROUP

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135 Scenic Acres Drive NW
Calgary, Alberta

MLS # A2218673



\$699,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,043 sq.ft.	Age:	1986 (39 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Private, Rectangular Lot, Treed		

Heating:	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Main Floor TV Mount, Planter in back alley, Shed in yard, Sandbox in yard

Welcome to 135 Scenic Acres Drive NW—an impeccably maintained and thoughtfully updated 4-level split offering comfort, style, and functionality in one of Calgary’s most desirable family communities. With over 1,950 sq. ft. of developed living space, this home features 3 bedrooms, 2 bathrooms, and a bright, open-concept design that’s ideal for both everyday living and entertaining. Curb appeal abounds with a charming front porch perfect for morning coffee or evening chats, along with a spacious front-attached double garage offering convenience year-round. Step inside to vaulted ceilings, gleaming hardwood floors, and large updated windows that fill the main living area with natural light. The renovated kitchen offers granite countertops, a central island with bar seating, stainless steel appliances, and a modern tile backsplash. The adjacent dining area flows seamlessly to your sliding back door leading to your tiered deck and landscaped back yard. The front sunny living room boast bright window, and a cozy wood burning fireplace with gas log lighter. The top level includes two spacious bedrooms and a four-piece main bathroom. The third level offers a large flex room, an additional bedroom, and another full four-piece bathroom—perfect for guests, older children, or a private workspace. The finished basement provides even more living space with a large rec room featuring a gas fireplace, laundry area, and ample storage. Updates include a high-efficiency furnace (2022), new carpet (2022), central air conditioning (2018), gas fireplace insert in the basement (2018), Hunter Douglas window coverings (2017), double pane vinyl windows and sliding patio door (2017), newer dishwasher (2016), and BBQ gas line to the back patio (2016). Enjoy the backyard oasis with a refinished deck featuring glass railings and new stairs (2022), a custom

sandbox with folding lid benches, refreshed landscaping, and an extended stone patio with access to the back alley. Ideally located close to schools (3 schools in the community), parks, transit (bus and C-train), and the amenities of Crowfoot Crossing, this move-in ready home offers the perfect blend of style, space, and convenience.