

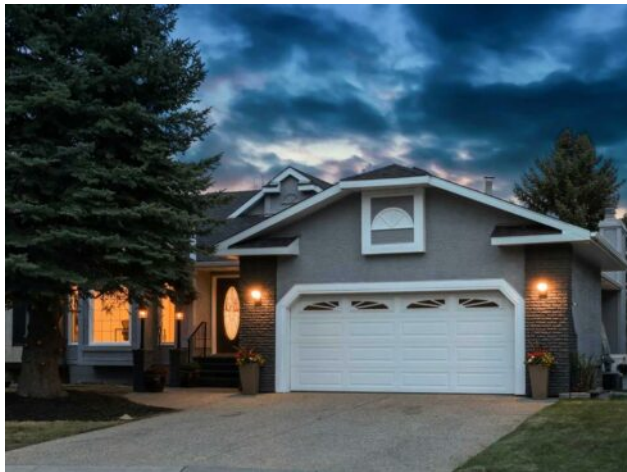


GRASSROOTS
REALTY GROUP

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31 Scenic Park Crescent NW
Calgary, Alberta

MLS # A2227791



\$1,225,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,791 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Wet Bar

Inclusions: None

Welcome to this exceptionally redesigned and fully renovated bungalow, offering over 3,500 sq.ft. of luxurious living space and a seamless blend of elegance, functionality, and modern comfort. Every detail has been thoughtfully curated, with the home gutted to the studs and rebuilt with high-end finishes inside and out — including a brand-new exterior, brand-new roof (Jan 2025), all-new windows, modern glass railing, and upgraded new PEX plumbing (replacing outdated Poly-B) for complete peace of mind. Inside, you'll find an open-concept main floor featuring vaulted ceilings, rich wood panelling and a showstopping tiled fireplace in the dining area. The chef's kitchen is a dream come true with a waterfall island, gas range, hood fan, and extensive cabinetry — ideal for entertaining or everyday luxury. The bright and airy living room features a wood-burning fireplace and offers a seamless walkout to the massive deck and sun-soaked southeast-facing backyard — perfect for morning coffee, weekend barbecues, or simply relaxing in your own private oasis. The main-level primary suite is a serene retreat with a spa-like 5-piece ensuite, including a dual vanity, soaker tub, and glass-enclosed shower. You'll also find a private front den/office, a laundry room with a full shower conveniently to shower pets, and generous storage throughout the main floor, making the space both beautiful and highly functional. Downstairs, the fully developed walkout basement is flooded with natural light thanks to oversized windows and offers even more space to enjoy. It features a wet bar, a cozy media room with an electric fireplace, two additional spacious bedrooms, and a second wood-burning fireplace — an ideal setup for movie nights, guests, or multigenerational living. The fenced backyard backs directly onto walking paths, providing both

privacy and access to nature. Additional features include a double attached garage, double front doors, and ample storage throughout the home. Located in a prime area close to ravines, bike paths, schools, shopping, and the LRT, this home offers the perfect balance of quiet residential living with unbeatable convenience. Whether you're a growing family, professional couple, or simply seeking a luxurious single-level lifestyle with room to expand, this home is truly move-in ready and designed to impress.