



GRASSROOTS
REALTY GROUP

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179 Scenic Hill Close NW
Calgary, Alberta

MLS # A2231744



\$724,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,923 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Landscaped, Lawn, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Vaulted Ceiling(s)		

Inclusions:	Basement TV, Shelf Above Basement TV, Garden Shed, Pergola on Deck, Backyard Playset
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****PRICE IMPROVEMENT** PRIME CORNER LOT IN SCENIC ACRES | PERFECT FAMILY HOME | EXTENSIVELY UPGRADED.**

Welcome to this beautifully maintained and extensively upgraded 1,923 sqft , 4 bedrooms (3 up & 1 down) / 3.5 bathroom two-storey split home, ideally located on a quiet street in desirable Scenic Acres—just a short walk to schools, parks, and transit. Situated on a sunny corner lot, this home blends comfort, functionality, and value in one of NW Calgary’s most desirable communities. The main level features vaulted ceilings and bayed windows in the spacious living and dining rooms, flooding the space with natural light. The vaulted ceiling in the kitchen offers vertical space and airflow, a large walk-in pantry, and flows seamlessly to the breakfast nook, which opens onto an oversized composite deck complete with a covered pergola—perfect for outdoor dining and entertaining. A backyard playset with swing adds extra family-friendly appeal. Hardwood flooring spans both the main and upper levels, including the sunken family room with a cozy wood-burning fireplace (gas starter). A dedicated main floor laundry room and convenient half bath complete the main level. Upstairs, the primary suite boasts a large walk-in closet and a fully renovated 3-piece ensuite (2024). Two additional generously sized bedrooms and a brand-new 4-piece bath (2024) round out the upper floor. The fully finished basement offers a spacious rec room, 1 bedroom with an additional 3-piece bathroom—ideal for guests. Significant upgrades: replaced double pane vinyl windows in 2011 (35 year transferrable warranty included) and added attic insulation (2024), high-efficiency furnace (2007), hot water tank replacement (2023), electrical panel upgrade (2018), COMPLETE basement renovation (2014), updated light fixtures, and FULL REPLACEMENT of

POLY-B piping. The double attached garage is insulated for year-round utility. This is a move-in ready home that checks every box in a location that's hard to beat!