



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**182 Scenic Glen Close NW**  
**Calgary, Alberta**

**MLS # A2232531**



**\$739,900**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,761 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Radon gas mitigation

**\*\* OPEN HOUSE this SUNDAY, JUNE 22 at 2PM - 4PM \*\*** Welcome to this stunning 4-level split home with walkout on the third level, offering 2,726 sq.ft. of developed living space, and features TWO double garages &mdash; a double attached garage plus an extra double detached garage at the back. The attached garage is fully finished with stylish flooring, bright overhead lighting, and a convenient utility sink, perfect for car enthusiasts or as a versatile workshop space. Step into a bright and airy main level, greeted by soaring 12' vaulted ceilings. The well-appointed Kitchen impresses with granite countertops, stainless steel appliances, and a pantry. The Breakfast Nook leads to a covered upper tier of a spacious two-tier deck with skylights - perfect for entertaining family and guests! The Living room, features a cozy gas fireplace with built-in bookshelves, and provides direct access to the lower deck. The Dining room sits beneath the highest point of the vaulted ceiling, providing an elegant space for family meals. Just off the dining room, the spacious Den with floor-to-ceiling windows and French doors offers a bright, private retreat or home office. On the upper level, the large primary bedroom features a room-width closet offering ample storage, along with 2pc ensuite which has a cheater door to a spa-like 4-piece bath with a tiled standing shower and soaking tub. Another good-sized bedroom and laundry complete this level. The fully finished basement includes a Family room, a large Recreation room, a third bedroom with 10' ceilings, and a 3-piece bath. Beyond the two-tier deck, the east-facing backyard is a gardener's dream, beautifully landscaped with raised beds for vegetables, herbs, and flowers. Thoughtfully designed pathways make planting and maintenance a breeze. Back lane access adds extra

convenience. Additional highlights include a durable composite front porch and a radon gas mitigation system for added peace of mind. Located in the mature and family-friendly Scenic Acres community, this home is within walking distance to Scenic Acres School and Monsignor E.L. Doyle School. Enjoy nearby parks, including Crowfoot Park, Bowmont Park, and access to Nose Hill Park's extensive trails. With Crowfoot LRT and major roads just minutes away, commuting and shopping are quick and convenient.