



GRASSROOTS
REALTY GROUP

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148 Scenic View Close NW Calgary, Alberta

MLS # A2233140



\$999,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,226 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating: Baseboard, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Double Vanity, Dry Bar, Granite Counters, No Smoking Home, Pantry, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: NONE

Rare opportunity... First time ever offered for sale. Excellent location with no homes in front or directly behind you. Located in the ever-so-sought after neighborhood of Scenic Acres with wonderful schools, community center and great amenities... including a corner gas bar/convenient store, professional building with doctors, dentist and a daycare. Gorgeous custom built two storey split with a double attached garage... last home built on Scenic View Close... and it has been meticulously maintained and upgraded over the years. Featuring over 3100 sq. ft. of quality living space with 4 bedrooms and 3.5 baths. The Grand entrance/foyer is very open featuring an elegant spiral staircase and soaring ceiling, flex rm. (formal living rm./ main floor office). Very spacious open design with all the main living areas overlooking the South backing park. Literally you can enjoy watching the children play and the neighbors walking their dogs all day long. Large gourmet kitchen, white cabinets, granite counter-tops, breakfast bar, walk-in pantry, stainless steel appliances include: a gas cook top stove, built in oven, built-in microwave, dishwasher and fridge. Bright sunny dining nook with easy access to the deck.... Is absolutely perfect for your summertime barbecues and entertainment. The formal dining room is ideally located with extra room for large gatherings and/or lounging area, built-in desk. The main floor is completed with a sunny Great room with a corner fireplace. The upper floor offers a gorgeous owners suite with a walk-through closet. Your spa like en-suite boasts a large soaker tub and a Thermasol steam shower. Plus three other good sized bedrooms. Fabulous lower level is fully developed and totally open with endless possibilities. Presently used as a second living room for the family. Plus wine room, gym, bedroom, office space and full a bath. All this and so much

more... walking distance to the L.R.T. and only minutes to the Ring Road that connects the city, plus a quick escape to the mountains. Just move in and Enjoy! You do not want to miss out on this opportunity... TRULY SHOWS 10/10... Note: NO Poly-B plumbing