



**GRASSROOTS**  
REALTY GROUP

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

**10 Scanlon Hill NW**  
**Calgary, Alberta**

**MLS # A2239429**



**\$699,000**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	1,945 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Flag Lot, Landscaped, Private, Rectangular Lot, Street		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, French Door, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	Office desk, Speakers (As-is)		

Welcome to this charming 2-storey home in the desirable community of Scenic Acres. This immaculately maintained property is a true gem, offering a total living area 2785 sq. ft. with spacious 4-bedroom, 3.5-bathroom layout with plenty of room for your family to grow and thrive. Step inside to vaulted ceilings, gleaming hardwood floors. Boasting a bright and inviting atmosphere with open-concept living and dining areas are ideal for hosting guests or relaxing with family. The kitchen features with granite countertops and plenty oak cabinets for storage, new electric stove (2025) and microwave (2025), perfect for cooking and entertaining. The family room with wood-burning fireplace and built-in bookshelves. The main floor also features an office/computer room. The fully finished basement provides a large bedroom with walk-in closet, a huge office with bookcase and office desk. A specious entertainment room with wet bar, speakers, overhead screen and rough in line for sound system. This home also features all new windows (2024), New PEX water line pipes (2025), New humidifier (2025) and a newly deck 19&rsquo;x10&rsquo; (2024). A double attached garage, ensuring convenience and ample storage. Plus, it&rsquo;s non-smoking maintaining a fresh and clean environment for its residents. Located just minutes from schools, (3 schools in the community), parks, transit (bus and C-train), and the amenities of Crowfoot Crossing, shopping and Stoney Trail, you&rsquo;ll enjoy easy access to everything you need. As the original owner, the pride of ownership is evident in every corner of this home. Don't miss out on this fantastic opportunity &ndash; schedule a viewing today and see for yourself why this home is perfect for your family!

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