



GRASSROOTS
REALTY GROUP

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

253 Schubert Place NW
Calgary, Alberta

MLS # A2241048



\$784,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,999 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Sloped Down, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, French Door, Granite Counters, Pantry, Skylight(s), Vinyl Windows		

Inclusions: Pool Table and accessories

Welcome to Scenic Acres, one of NW Calgary's most well loved and family-friendly neighbourhoods. This 4-bedroom, 3.5-bath home sits on a quiet cul-de-sac and offers plenty of space, a functional layout, and some great features — including a private south-facing backyard, a sunny raised deck, and a walkout basement with large lower patio. The main floor offers a bright and spacious layout with multiple living areas and a good-sized kitchen. Upstairs you'll find 3 generous bedrooms, including a primary with 4 piece ensuite and huge walk-in closet. The walkout basement adds even more living space and lots of flexibility with a rec room, guest bedroom (window is not egress), or home office. There is lots of space for storage and a window-free flex room for your favourite hobby - maybe even a spectacular wine cellar! You'll discover some beautiful, original features but this home has also enjoyed several lovely recent updates including a complete refresh of exterior stain, interior paint, new baseboards, vinyl plank in living room and basement bathroom, as well as several appliances! The location is exceptional - close to schools, parks, pathways, Crowchild & Stoney Trail, Crowfoot shopping centre and the Tuscany LRT station. This is a great opportunity to get into a fantastic neighbourhood with solid homes and long-term value. Whether you're looking for a family home or something with renovation potential, this one checks a lot of boxes! Be sure to check out the virtual tour under the film reel at the top left of the listing and a complete list of recent updates can be found in the supplements. Call your Realtor to book your private viewing today!