



GRASSROOTS
REALTY GROUP

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183 Scenic Park Crescent NW
Calgary, Alberta

MLS # A2244130



\$745,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,868 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Many Trees, No Neighbours Be		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub		
Inclusions:	n/a		

The perfect family house is awaiting you, right here at 183 Scenic Park Crescent NW! The perfect amount of space for every room you will need. Big entrance with lots of space for sprawling shoes and boots. Large kitchen with lots of space for multiple chefs with granite counters, stainless appliances, and lots of cabinet space. Look out the window to the beautiful back yard from the sink. Siding onto a breakfast nook. There is in floor heating in the kitchen and nook. Adjacent to that is a dining room which flows into the living room. Upstairs is the primary suite and the bedroom is huge! Ample sized 5 piece ensuite (double vanities). The other 2 bedrooms are nice and big to contain your growing kids. Finished basement with wood burning fireplace and 3 piece bath. 4 bathrooms in total here. 2 high efficiency furnaces, central air conditioning, newer roof, metal clad windows and doors on the exterior with full stucco. No sidewalk to shovel. Professionally designed landscaping with irrigation. So much more to add. Private and matured trees/shrubs. There is a large shed which can also double as another play area for the kiddos. Enjoy the pathways which are steps away to the park and backing onto a walkway with no houses behind and it is nice and quiet. Location location here!