



GRASSROOTS
REALTY GROUP

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95 Scenic Gardens NW
Calgary, Alberta

MLS # A2245698



\$549,000

Division:	Scenic Acres		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,701 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 487
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d25
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	None		

Pride of ownership exudes from this "original owner" fully developed duplex in the highly sought after complex of "Scenic Gardens". The main floor consists of high ceilings, lovely laminate flooring and large windows that bring in tons of natural sunlight. The kitchen offers ample cupboard/counter space with granite countertops and a large island that overlooks a spacious family room with a cozy gas fireplace. Completing the main level is a formal dining and living room, 2pc bath, laundry area plus a spacious breakfast nook that grants access to a sunny West facing patio overlooking a greenspace. Upstairs you will find a huge primary bedroom with a walk-in closet, sitting area and a 4pc ensuite. Two additional bedrooms plus another 4pc bath complete the upper level. The basement has been fully finished offering an oversized Rec room plus an office/flex area and plenty of extra storage space. Additional bonuses include a double attached garage with a front driveway plus a built-in vacuum system and water softener. Located close to schools, parks, playgrounds, major shopping/restaurants, steps to the LRT station and easy access to main roadways. These homes rarely come up for sale so book your showing fast.