



**GRASSROOTS**  
REALTY GROUP

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**116 Scenic Acres Drive NW**  
**Calgary, Alberta**

**MLS # A2246159**



**\$599,900**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,161 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Parquet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Finished, Partial, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Storage shed. NOTE all appliances <as is>

Ready & available for a young family to make it their own is this fully finished split-level in the popular Northwest Calgary community of Scenic Acres, here in this prime location only a few short minutes to 3 schools & Crowfoot Centre. Offering a total of 4 bedrooms & over 2200sqft of living space spread over 4 levels, this bright & spacious four-level split enjoys a bright oak kitchen, 2.5 bathrooms, huge rec room in the 3rd level walkout & West backyard with composite deck & oversized detached garage. Main floor features a fantastic living room with large bay window & soaring vaulted ceilings, & great-sized kitchen/dining nook with built-in bench & island, bay window & loads of cabinet space. On the upper level there are 3 bedrooms & 2 full bathrooms; the primary bedroom has a 2pc ensuite & balcony overlooking the backyard. The 3rd level walkout has a dynamite games/rec room with big walk-in closet, wood-burning fireplace with brick surround, built-in cabinets & access to the West backyard. A 4th bedroom with walk-in closet & bathroom with separate shower & jetted tub are in the 4th level, plus laundry/furnace room & huge crawlspace for storage. The West backyard is fully fenced & landscaped, with a storage shed for your gardening tools, 2 decks & detached 2 car garage. Pet & smoke-free home. Crowchild Twin Arenas is within walking distance & all 3 schools in the community&hellip;Scenic Acres School, Monsignor E.L. Doyle & L&rsquo;Ecole du Nouveau-Monde&hellip;are all just a few blocks away. Top-notch location close to neighbourhood parks & shopping, short commute to Crowfoot Centre & LRT, & quick easy access to Nose Hill Drive, Crowchild & Stoney Trails to take you to Bowness Park, University of Calgary & hospitals, major retail centers & downtown.

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