



GRASSROOTS
REALTY GROUP

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228 Scenic Acres Terrace NW Calgary, Alberta

MLS # A2249324



\$539,900

Division:	Scenic Acres		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,586 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 405
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	MCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: None

A perfect combination where comfort meets convenience. Nestled in the mature and highly sought-after neighbourhood of Scenic Acres, this bright south-backing home offers an abundance of nature sunlight throughout the day. Step inside to find a spacious kitchen and dining area, perfect for hosting family gatherings or entertaining friends. The large living room, complete with a cozy fireplace, flows seamlessly onto the sunny south-facing balcony - the ideal spot to relax and unwind. Upstairs, you'll find 3 generous bedrooms, including a master retreat with own walk-in closet. The walkout basement bring in plenty of natural light and adds extra living space with a convenient two-piece bathroom, laundry, and storage. Adding to the appeal is an attached oversized garage for your vehicle, seasonal gear, or additional storage.