



GRASSROOTS
REALTY GROUP

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31 Scenic Green NW Calgary, Alberta

MLS # A2253257



\$675,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,635 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Track Lighting, Vaulted Ceiling(s)		
Inclusions:	Garden shed, refrigerator in basement		

Welcome to the highly sought-after community of Scenic Acres! The location of this charming home couldn't be better as it's situated directly across from a large park, a short distance from top-rated schools, Crowfoot and Silver Springs shopping centers, a 10 minute walk to the LRT station, and all of the essential amenities that you could ask for. With 1,635 square feet of character and warmth, this home features 3 spacious bedrooms and 3 bathrooms, a double attached, heated garage and a great list of updates. Situated directly across from a large park, enjoy tranquil views and serenity at your doorstep. The curb appeal on this home is fantastic with the inviting front porch, covered pergola, and lush garden beds. As you step inside, you're greeted by a soaring vaulted ceiling, and the warmth of laminate plank floors. Natural light flows through the large front windows illuminates the living and dining room. The kitchen is well equipped with maple cabinetry and a cozy breakfast nook that overlooks like picturesque backyard. Adorned with a classic wood burning fireplace and attractive built-in shelving, the family room makes for the perfect spot to relax, entertain guests, or enjoy the outdoor living space through the patio doors. You'll love the west facing, dream backyard that's filled with mature trees, plants, shrubs and flowers. The sizeable patio area is a great spot for bbqs, sipping on your morning coffee, or simply enjoying the peaceful ambiance under the retractable awning. On the second level of the home you'll discover 3 generously sized bedrooms. The primary bedroom overlooks the backyard and has a 3-piece ensuite. Finishing off this area is a 4-piece main bathroom with skylight for natural light throughout the day. The basement is filled with potential to mold it to suit your unique lifestyle. It has a large rec room that

can be setup in a variety of ways as a home theatre, media area, hobby/crafts room, or play space. With plenty of storage space, there's incredible amounts of utility on this level. Additional upgrades to the home include a brand new rubberized driveway with 5 year transferrable warranty, 13 energy efficient solar panels, 2 furnaces installed in 2020 and an irrigation system. This home is not just a place to live, it's a lifestyle waiting to be embraced. Don't miss out on this fantastic opportunity — schedule a viewing today!