



GRASSROOTS
REALTY GROUP

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148 Scenic View Close NW Calgary, Alberta

MLS # A2256211



\$924,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,226 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, P		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Garden, Landscaped, Lawn, No Neighbours E		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Silent Floor Joists, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Small fridge, bathroom closet, mirror. (Located on the lower level)		

Rare Opportunity... First time offered for sale. Fantastic location... South backing... onto the largest usable space on the park with no homes in front or directly behind. Located in the ever-so-sought after neighborhood of Scenic Acres with numerous green spaces and connecting pathways. Excellent schools, community center and many great amenities... including a corner gas bar/convenient store, professional building with doctors, dentist and a daycare. This gorgeous custom two storey split with a double attached garage... was the last home built on the street. This home has been meticulously maintained and upgraded over the years. Featuring over 3100 sq.ft. of living space with 4 bedrooms up and 3.5 baths. The grand entrance/foyer is open, featuring an elegant spiral staircase with a stunning high ceiling, flex room (formal living rm. or main floor office). Offering a open spacious design with all the main living areas overlooking the South backing park. Literally you can enjoy watching the kids play and the neighbors walking their dog all day long. Gourmets kitchen showcases white cabinets, granite countertops with a breakfast bar, walk-in pantry, stainless steel appliances include: gas cook top stove, built-in oven, built-in microwave, dishwasher and fridge. Bright sunny kitchen dining area with easy access to the deck... absolutely perfect for your summertime barbecues and entertainment. the formal dining room is ideally located with extra room for large gatherings and or lounging area, built-in desk. The main floor is completed with a Great room with a corner gas fireplace. The upper floor offers a luxurious owners suite with a walk-through closet. your spa like en-suite boasts a large soaker tub and steam shower(Thermasol). Plus three other good sized bedrooms. Fully developed lower level is spacious and open with endless possibilities. Presently used as a second

family room, bedroom, gym, office space, wine room and a full bathroom. All this and so much more... walking distance to the L.R.T. and only minutes to the Ring Road that connects the city, plus a quick escape to the mountains. Just move in and enjoy! NO POLY-B PLUMBING.