



GRASSROOTS
REALTY GROUP

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52 Scenic Ridge Place NW
Calgary, Alberta

MLS # A2259428



\$1,189,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,903 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Pie Shaped Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: fridge in garage

Welcome to a wonderfully located 2 storey on a quiet cul de sac. This large family home has been superbly maintained over the past 30 years. The furnace has been updated, along with the boiler, and new triple pane windows were done in 2023. The main floor has an open floor plan with an updated kitchen 10+ years ago. Granite counter tops, high end SS appliances, and a large island. A large living room with a wood burning fireplace off the kitchen. An expansive deck that looks west! There is a triple car garage (26x26ft), laundry room and 3 piece also on the main floor. The upper level has a huge master bedroom with a walk in closet, additional room with options and a 5 piece ensuite. There are 2 additional bedrooms and a 4 piece bathroom with dual sinks. The lower level is a walkout basement with a huge rec room. There is a sizable bedroom along with a 3 piece bath. The entire floor is heated with an updated boiler that has regularly been serviced. The backyard is huge and has a lot that is very large for the community. Don't miss this rare opportunity!