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52 Scenic Ridge Place NW Calgary, Alberta

MLS # A2259428



\$1,149,900

Division:	Scenic Acres				
Type:	Residential/House				
Style:	2 Storey				
Size:	2,912 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)				

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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 installed in 2023. The main floor has an open floor plan. The kitchen was updated 10+ years ago and boasts granite counter tops, high end SS appliances, and a large island. A spacious living room with a wood burning fireplace is just off the kitchen. The expansive deck looks west! There is a triple car garage (26x26ft), laundry room and 3 piece bath also on the main floor. The upper level includes a huge primary bedroom with a walk in closet, additional room with options and a 5 piece ensuite, two additional bedrooms and a 4 piece bathroom with dual sinks. The lower level is a walkout basement with a huge rec room, a sizable bedroom and a 3 piece bath. The entire floor is heated with an updated boiler that has regularly been serviced. Both the backyard and lot are huge for the community. Don't miss out on this rare opportunity!