



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

147 Scenic Way NW
Calgary, Alberta

MLS # A2262120



\$619,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,969 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: N/A

Perfect home to add your personal touches , 4 bedroom home for your growing family This home offers ample space for families to grow, mature, and adapt to changing needs. There is substantial room for working from home, play and study areas, and those always-important quiet spots for relaxation.UPGRADED WINDOWS in 2018 and NEW ROOF in 2014! The versatile front flex room enjoys beautiful views of the front yard and is perfect for customizing to suit your lifestyle. Whether used as a den, formal dining room, music room, or play space, its bayed windows inspire creativity and productivity. French doors lead to the elegant dining room, which provides abundant space for hosting both large gatherings and more intimate events. The inviting living room features a charming wood-burning fireplace, sophisticated wainscotting, and a new patio slider that bathes the space in sunlight. Upstairs, four bedrooms include a spacious master oasis with plenty of room for king-sized furniture, a private ensuite, and a large walk-in closet. Unwind in the low-maintenance backyard, featuring a pergola-covered deck, paver stone patio, and a firepit for endless summer evenings. The yard is privately ,detached garage. This family-friendly neighbourhood provides easy access to public transit, making daily commutes and weekend outings a breeze. Experience the vibrant community atmosphere and the peace of mind that comes with living in a safe, welcoming area. Crowfoot Centre is also within walking distance.