



GRASSROOTS
REALTY GROUP

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147 Scenic Way NW
Calgary, Alberta

MLS # A2262120



\$656,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,927 sq.ft.	Age:	1981 (44 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, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: N/A

OPEN HOUSE SUNDAY FROM 1:30 PM TO 3:30 PM Immediately impresses with grand turrets and an expansive front porch welcoming guests and enticing a morning cup of coffee. The interior is equally as impressive with ample space for your family to grow, mature and change with the times offering substantial room for working-from-home, play and study areas and the always important quiet spots. The versatile front FLEX ROOM enjoys lovely front yard views and is perfect for customizing to your lifestyle as a DEN, formal dining room, music room or play space. Bayed windows adorn the den with lovely views inspiring creativity and productivity. French doors lead to the elegant dining room with plenty of room for large or more intimate events. Relax in front of the charming WOOD-BURNING FIREPLACE in the inviting living room with sophisticated wainscoting and NEW PATIO SLIDER bathing it in sunlight. The natural light continues into the kitchen where culinary pursuits await with tons of cabinets and counterspace. 4 BEDROOMS are located on the upper level including the master oasis with lots of room for king-sized furniture plus its own private ensuite and a large walk-in closet. Gather in the rec room in the basement for movies, games and engaging conversations. This level is also home to a den and a plethora of storage. Unwind in the low-maintenance yard on the pergola covered deck, paver stone patio or around the firepit on endless summer nights privately nestled behind the DOUBLE DETACHED GARAGE. This extraordinary home is full of charm and character and is in a prime location near every amenity including the Bowmont off-leash dog park and just a 5 minute walk to the C-Train station. Numerous shopping and restaurant options are nearby and when you do have to leave the community easy access to Crowchild and Stoney Trails .Walking distance to

