



**GRASSROOTS**  
REALTY GROUP

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**31 Scenic Hill Close NW**  
**Calgary, Alberta**

**MLS # A2282199**



**\$749,900**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,903 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Garden, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Laminate Counters, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Wet Bar		

**Inclusions:** Refrigerator "as is", Microwave in Basement, Projector & Screen

Located on a quiet street in Scenic Acres, this two storey-split home offers over 3,000 square feet of developed living space, a thoughtful layout, and a west-facing backyard that backs directly onto green space. With five bedrooms, three and a half bathrooms, soaring ceilings, and a double attached garage, the home balances scale with everyday functionality. Its position just steps from schools, parks, and pathways adds to the appeal for families. The main floor is defined by a dramatic vaulted ceiling and expansive windows that flood the living and dining areas with natural light. The kitchen is equipped with stainless steel appliances and includes an eating nook overlooking the backyard. Open to the family room, the layout creates a comfortable flow for everyday living, with a cozy gas fireplace and sliding doors that lead directly to the back deck. A main floor bedroom offers flexibility as a guest room or home office, complemented by a convenient two-piece powder room and a dedicated laundry area. Upstairs, the primary retreat features a bay window overlooking the backyard and green space, along with a walk-in closet and four-piece ensuite. Two additional bedrooms and a four-piece bathroom complete the upper level, offering privacy from the main floor while keeping family areas comfortably connected. The fully developed basement expands the home's versatility with a large recreation room designed for relaxing or entertaining. A wet bar, gas fireplace with built-in cabinetry, and a projector with screen create a comfortable media and gathering space. An additional bedroom and four-piece bathroom provide flexibility for guests or older children, while ample storage keeps the space practical and organized. The west-facing backyard is a standout feature, with a massive deck that runs the full length of the home, ideal for afternoon sun and evening

gatherings. Beyond the deck, a large grassy area and established garden beds lead directly to the green space behind, offering both privacy and open views. Scenic Acres is a well-established northwest community known for its access to schools, outdoor amenities, and commuter routes. Scenic Acres School and Monsignor E.L. Doyle School are just steps away, while Crowfoot LRT and the Crowfoot Park and Ride provide convenient transit options. Shopping, dining, and services at Crowfoot Crossing, including the YMCA, are minutes away. The area is surrounded by parks, walking and biking pathways, an off-leash area, and quick access to Baker Park and the Bow River. Major routes such as Stoney Trail and Crowchild Trail make commuting across the city or heading west to the mountains straightforward. Take advantage of your opportunity to see this incredible property in person—book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.