



GRASSROOTS
REALTY GROUP

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220 Scenic Way NW
Calgary, Alberta

MLS # A2285871



\$620,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,583 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Insulated, Off Street, O		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Private, Rectangular Lot, Street Lig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge in basement

OPEN HOUSE FEB 14TH AND 15TH 2-4PM Welcome to this impeccably maintained residence in the highly desirable community of Scenic Acres. Offering 1,583 sq. ft. of thoughtfully designed living space, this elegant two-storey home blends comfort, functionality, and timeless appeal. The inviting foyer opens to a light-filled living room, where expansive windows create a warm and airy atmosphere. steps away is great dining room space, great spot for dinners. The well-appointed kitchen features generous cabinetry and counter space, seamlessly connecting to the sunken family room—an ideal setting for intimate evenings by the fireplace or effortless entertaining. Patio doors flood the space with natural light and provide access to the private backyard retreat. Upstairs, the spacious primary suite offers a beautifully renovated ensuite with a walk-in shower and an oversized walk-in closet. Two additional bedrooms and a stylishly updated main bath complete the upper level. The fully developed basement expands your living space with a versatile recreation area and wet bar—perfect for hosting or relaxing with family. You can park your vehicle in the oversized single attached garage. Significant upgrades include a high-efficiency furnace, newer hot water tank, updated windows, and a well-maintained roof—ensuring long-term peace of mind. Surrounded by parks, walking paths, and excellent schools, and just minutes from shopping and major routes for effortless commuting or weekend mountain escapes, this home offers an exceptional lifestyle opportunity. Refined, welcoming, and move-in ready—this is Scenic Acres living at its finest. WELCOME HOME!!