



**136 Scenic Acres Drive NW
Calgary, Alberta**

MLS # A2288911



\$725,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,575 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Enclosed, Front Drive, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Trees		

Heating:	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Storage, Vaulted Ceiling(s), Wood Windows		

Inclusions: Central Vac AS-IS with NO attachments, Doorbell as-is, has never worked

Welcome to 136 Scenic Acres Drive NW, a fantastic opportunity to own a 2-storey walkout home in the highly sought-after, family-friendly community of Scenic Acres. With many major updates already completed, this family home is ready for its next owners to add their personal finishing touches. Step inside to a bright and welcoming front living room with soaring two-storey ceilings and an abundance of natural light, while hardwood flooring flows throughout the main level. The formal dining area leads to a spacious kitchen with plenty of cabinetry and a central island, while just off the kitchen is a versatile family room with a cozy wood-burning fireplace that can function as an additional sitting area or informal dining space. From here, step out to your newer upper deck with gas line for the BBQ and convenient stairs leading to the backyard. The main floor also offers a laundry room and 2-piece bath. Upstairs, the generous primary bedroom easily fits a king-sized bed and features dual closets and a 4-piece ensuite with double vanity, while two additional bedrooms and another full bathroom complete the level. The fully developed walkout basement provides a huge rec room perfect for a home theatre, games area, or space for the kids, along with access to the updated lower patio and private backyard, plus an additional bedroom and 3-piece bath. Major updates include two high-efficiency furnaces with whole-home air purifier and an oversized power-vent hot water tank in 2020, no Poly-B plumbing, new upper and lower decks and fences in 2017, roof replaced in 2013, and a new dishwasher in 2026. Located close to multiple schools, excellent transit including walking distance to the C-Train, and quick access to Stoney Trail, Crowchild Trail, and the mountains, this is an excellent opportunity to get into one of Northwest Calgary's most desirable communities.