



**218 Schiller Place NW
Calgary, Alberta**

MLS # A2290308



\$1,220,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey, Attached-Up/Down		
Size:	3,367 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Enclosed, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Brush, City Lot, Cul-De-Sac, Few Trees, Front Yard, Lawn		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Separate Entrance, Storage, Vaulted Ceiling(s)		
Inclusions:	electrical range, refrigerator, washer, dryer, hood fan in the basement		

****Open House this Saturday and Sunday April 11&12th @11am-2pm**** First time on the market, this custom-built former show home has a lot to offer: over 5,000 sq. ft. of developed living space, 3,367 sq. ft. above ground plus a 1,646 sq. ft. legal walkout, in-floor heated basement suite. Ideal for a multi-generation family or a live-up, rent-down setup. Located in a quiet cul-de-sac, steps from open green space in the decadent Scenic Acres neighborhood. The estate home welcomes you with a bright foyer, office, and living room with a 17 ft high ceiling. The well-appointed living room features a masonry mantel fireplace with four southwest-facing windows to let in sunlight. Adjacent is a gorgeous formal dining room, perfect for entertaining large groups of guests. To the left, your gourmet kitchen offers a gas stove, new refrigerator, a huge central island with side wine shelves, a walk-in pantry, and abundant cabinetry with granite countertops. Another generously sized dining area allows you to enjoy family gatherings or host more guests. Then comes your huge family room with a second gas fireplace surrounded by real wood shelves. A 2-piece bathroom and a spacious laundry room complete the main floor. The curved stairs lead you up. You will fall in love with the curved-stair hall that connects to your huge and private master bedroom suite and the other 3 bedrooms. Sipping your morning coffee or relaxing on your sitting area couch facing the large bay window, you will enjoy the distant mountain views. The jacuzzi spa tub is another retreat for you to relieve daily stress. Down the hall, three good-sized bedrooms and a 5-piece bathroom finish the second floor. Oak hardwood floor is throughout most of the main and second levels. New carpet down the stairs to the basement flex room leads you to the rarely found bedroom walk-out legal suite basement. (The current

exercise room could be converted to a third bedroom if needed.) The in-floor-heated suite could comfortably accommodate extended family members or be easily rented long-term or short-term as a great mortgage helper. Upgrade includes: hot water tank installed in 2026, Poly B replaced in 2026, engineered flooring throughout the basement in 2021, all window and door frames are made of high-quality real wood, new kitchen and engineering hardwood floor in the basement in 2020, new refrigerator and dishwasher