



**15 Scenic Rise NW
Calgary, Alberta**

MLS # A2293814



\$550,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,186 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Separate Entrance		

Inclusions: Shelving in Basement

Welcome to this 4 bedroom, 3 bathroom 4 level split home in desirable Scenic Acres! This great home is located on a quiet street with a south facing yard, backing onto the park. Updates over the years include the Kitchen with newer cabinets, quartz countertops, a centre island and S/S appliances. This move in friendly home features new paint throughout, vinyl plank flooring, and a newer hot water tank and furnace. Additionally, the shingles are about 7 years old. The third level features a wood burning fireplace and a walk up to your backyard. The upper floor features 3 good sized bedrooms, the primary bedroom complete with a 3 piece ensuite bathroom. The basement offers a spacious laundry area, a rec. room and storage, and is almost finished...just needs flooring (concrete has been freshly painted though)! Plenty of room to build a garage with the convenience of a back lane! The backyard is landscaped with trees, and offers the privacy of a fence that is in good condition. Make this your family's home, book an appointment quickly to avoid disappointment.