



**642 Schooner Cove NW  
Calgary, Alberta**

**MLS # A2296009**



**\$1,025,000**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,724 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Gazebo, Greenbelt, Landscaped		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Wet Bar

**Inclusions:** Primary bedroom closet unit, storage shed and Gazebo

BEAUTIFUL MOUNTAIN VIEWS from this large, UPDATED WALKOUT BUNGALOW on a HUGE OVERSIZED PIE LOT in the desirable community of Scenic Acres! Step inside to a spacious FORMAL LIVING AND DINING ROOM, perfect for entertaining, highlighted by VAULTED CEILINGS and an abundance of natural light. The thoughtfully designed main floor features two living areas, including a rear family room that flows seamlessly into the fully renovated kitchen, where you can enjoy stunning mountain views right from your kitchen and living room windows. The kitchen showcases granite countertops, smooth white cabinetry, stainless steel appliances, a skylight, and large windows that fill the space with natural light. Step out onto the large balcony and take in the PANORAMIC MOUNTAIN VIEWS, perfect for relaxing or entertaining. The primary bedroom offers breathtaking MOUNTAIN VIEWS and features a beautifully updated ensuite bath. The main level also includes a spacious second bedroom, a beautifully renovated full bathroom, a private office with skylight, plus a convenient laundry and mud room area. The NEWLY RENOVATED WALKOUT BASEMENT offers exceptional additional living space, including a large recreation room, bar with refrigerator and sink, two generously sized bedrooms, a fitness area, and a stylish full bathroom—perfect for guests. Even with all this finished space, there is still ample storage. With almost 3,400 SQUARE FEET OF DEVELOPED, USABLE SPACE, this home offers incredible flexibility for families of all sizes. Additional updates include a recent roof, two newer furnaces, a new hot water tank, central A/C, vacuum system, fresh paint, updated baseboards and doors, and BIRCH HARDWOOD flooring on the main level. The double attached garage offers ample storage and includes a conveniently installed EV

outlet. Nestled on a friendly cul-de-sac, this home offers access to walking paths and is conveniently close to schools, transportation, shopping, and amenities. Added convenience includes timed underground sprinklers, plus a private backyard complete with a shed and gazebo. Outside, you'll truly appreciate the privacy of having no neighbors behind, along with a massive fenced backyard, perfect for enjoying daily sunsets over the mountains. Book your private showing today!