GRASSROOTS REALTY GROUP

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111 Scenic Ridge Court NW
Calgary, Alberta

MLS # A2304211

$919,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,444 sq.ft.	**Age:**	1991 (35 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Insulated, Oversized, See Remarks		
Lot Size:	0.20 Acre		
Lot Feat:	Garden, Landscaped, Pie Shaped Lot, Private, Treed, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum, Tile	**Sewer:**	-
Roof:	Cedar Shake	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bookcases, Ceiling Fan(s), Vaulted Ceiling(s)		

Inclusions: None

Located in the prestigious estate area of Scenic Acres, this 2,444 sq. ft. two-storey home offers 5 bedrooms (3+2) and a fully developed walkout basement on a massive 8,730 sq. ft. pie-shaped lot. Enjoy the convenience of a triple garage (double plus tandem) and the beauty of a quiet court location with a sunny west-facing, park-like backyard—fully fenced with underground sprinklers, multiple trees, and lush gardens. Inside, vaulted ceilings and hardwood floors enhance the traditional layout, featuring a bright living and dining room, and a spacious oak kitchen with stainless steel appliances. Off the kitchen, step onto a wrap-around deck or relax in the main-floor family room with a cozy fireplace. Enjoy partial mountain views and even the northern lights on clear nights. Upstairs, the primary suite includes a walk-in closet and 5-piece ensuite with jetted tub, complemented by two additional bedrooms and a 4-piece main bath. The walkout basement expands the living space with a large recreation area, two more bedrooms, and another full bathroom—perfect for guests, teens, or extended family. Recent updates include complete Poly-B removal, two newer furnaces, and two hot water tanks. Ideally situated near parks, pathways, schools, shopping, and the LRT, with easy access to Crowchild and Stoney Trail—this home offers the perfect blend of comfort, functionality, and location.

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