



**80 Sceptre Close NW**  
**Calgary, Alberta**

**MLS # A2108768**



**\$795,000**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,096 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Wet Bar		

**Inclusions:** None

Beautiful fully renovated Two-Storey 2096sqft home with modern finishes, Fully finished Walkout Basement and double attached garage, located on a quiet street with easy access to Stoney Trail and Crowchild Trail. Main floor have combination of living room and dining room with high ceiling, den, family room, fireplace and brand new kitchen, appliances are negotiable. On upper floor oversized master bedroom featuring a 5-piece ensuite walk-in closet and also includes two additional spacious bedrooms, a 4-piece bathroom, Fully finished basement have one bedroom, recreation room with wet bar and full bath. Situated near schools, playgrounds, transit, shopping, biking paths, and scenic ravines.