



**GRASSROOTS**  
REALTY GROUP

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**95 Scenic Glen Crescent NW**  
**Calgary, Alberta**

**MLS # A2135515**



**\$759,000**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	1984 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance, Solar Tube(s)		

**Inclusions:** Garage door opener

Discover this lovely home nestled in the coveted northwest neighborhood of Scenic Acres. This prime location features a serene backyard that opens directly to a picturesque ravine and walking paths, offering full, unobstructed views of Canada Olympic Park. The path in the ravine connects to the city-wide walking/bike path system and deer, moose and other wildlife share the ravine with the local residents. Just a 5 minute walk to the LRT for transit around the city and easy access to the new ring road and highway 1. Also walking distance to 3 schools; Monsignor E.L Doyle Catholic, Scenic Acres School and École du Nouveau-Monde. This spacious bungalow boasts a thoughtfully designed living space perfect for everyday family living and entertaining. The main floor welcomes you with a cozy family room and a dining space, ideal for relaxation and hosting gatherings. This home includes three bedrooms on the upper level, featuring a large primary suite with an updated ensuite, walk-in closet, and a charming window seat that overlooks the backyard and ravine views. The bright kitchen overlooks the main floor family room with a fireplace, allowing plenty of natural light and easy access to the back deck. On the lower level, you'll find an additional bedroom and bathroom, providing ample space for family and guests. A unique highlight is the private walk-up entrance from the lower level, making it an ideal setup for shared accommodation or an in-law or nanny suite. The lower level also includes a laundry room, a large family room, a flex room&hellip;currently being used as a workout/den space and plenty of storage spaces. You'll love spending time entertaining and relaxing on the updated back deck, taking in the breathtaking views. Don't miss out on this rare combination of prime location, scenic views, and versatile living spaces. This home is truly a gem!

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