



**31 Scenic Ridge Crescent NW  
Calgary, Alberta**

**MLS # A2140985**



**\$800,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Scenic Acres           |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,639 sq.ft.           | <b>Age:</b>   | 1990 (34 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.13 Acre              |               |                   |
| <b>Lot Feat:</b> | Sloped Down            |               |                   |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Cedar Shake                    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco                  | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Wood                           | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Open Floorplan                 |                   |      |

**Inclusions:** None noted

**\*\* BEAUTIFUL Walk-Out Bungalow \*\*** in estate area of Scenic Acres, close to the community parks, the ravine path system, Twin Arenas and so much more. **\*\* VERY** quick access to Crowfoot Shopping Centre, Bowness -- Baker & Bowmont PARKS, the LRT station and several major traffic arteries. This corner lot has additional parking, and it has a large "RV pad" for your trailer and/or outdoor toys. **\*\*** When stepping into the entrance - you are greeted to a spacious front room with gleaming hardwood floors, VAULTED ceilings and a warm & cozy fireplace -and- a formal dining room - great for family dining or those special occasions. **\*\*** The kitchen is bright and airy with tons of natural light, a serving island, an eating nook with direct access to the huge "SUNNY SOUTH" deck area. It features upgraded granite counter tops and Stainless-Steel appliance package. **\*\*** Down the hall is a great master bedroom with a SPACIOUS ensuite featuring a corner soaker tub PLUS a separate shower and a good size WALK-IN closet. The secondary bedroom is a nice size with ample closet space -and- the main bathroom features a Step-In Tub. The MAIN FLOOR LAUNDRY and back entry are spacious and have space for that extra fridge/freezer. **\*\*** Going down the elegant centre staircase you enter a very large family &ndash;and-- games room area with a wet bar, tons of quality bookshelves and custom woodwork. This room is very bright and airy with SUNNY SOUTH exposure and patio doors to a VERY private patio area and backyard oasis. There is a large secondary bedroom with ample closet and a full 4 pce bathroom. In addition, this home has TONS of storage and extra shelving. **\*\* NOTE:** with all the changes to the City of Calgary &ndash; this property could possibly be adapted to have a SECONDARY Suite and/or nanny quarters. (must meet

City of Calgary zoning and development guidelines) **\*\* CHECK-it-OUT \*\*** -- CALL your favorite realtor -or- come by our OPEN House  
&ndash; Saturday and/or Sunday &ndash; from 1:30 PM -to- 4:00 PM.