



**134 Scenic Park Crescent NW
Calgary, Alberta**

MLS # A2144536



\$985,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,396 sq.ft.	Age:	1987 (37 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Drive Through, Oversized, See Remarks, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Lawn, Landscaped, Secluded, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Slate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, French Door, See Remarks		

Inclusions: Alarm/Security-no contract & attached garage storage, fridge in basement

Open House July 6, 2-4pmThis stunning executive home, available for the first time, is nestled in a tranquil enclave in Scenic Park Estates. Boasting over 3500 sq ft of luxurious living space above grade and featuring a rare triple garage, this property is a masterpiece of design and craftsmanship. As you step inside, you'll be greeted by a vaulted entry with elegant spindle railings, leading to a formal living room and dining area. The heart of the home is the kitchen, which includes recently updated appliances and a cozy breakfast nook. The adjoining living room, with a charming Chicago brick wood fireplace, overlooks the beautifully established backyard. The main floor also offers a convenient powder room and a laundry/mud room with direct access to the garage. Upstairs, the spacious primary bedroom is a true retreat, complete with a 5-piece ensuite featuring heated tile floors and a walk-in closet. Three additional bedrooms and a 4-piece bathroom provide ample space for family and guests. The fully developed lower level walkout includes an additional bedroom or office with French doors, a full bathroom, a games area, a media/family room, and a storage/utility room. The oversized triple garage is a standout feature with hot/cold water taps, a gas line, a mezzanine for storage, and a drive-through third bay leading to a 22-foot pad in the backyard. Notable updates include the replacement of Poly B piping (2024), new hot water tanks (2024), exterior stucco paint and window trim (2024), a new deck (2023), garburator(2024), Shingles(Approx. 10 years old)and two updated furnaces. This meticulously maintained home exemplifies pride of ownership. Perfect for families, it is within walking distance to green spaces, ravines, pathways, schools, Crowchild Twin Arenas, Crowfoot Shopping Center, and the train station. Enjoy easy access to the mountains, downtown, the

University of Calgary, Foothills Medical Center, Children's Hospital, and all other amenities. Don't miss this unique opportunity. Click on the media link for a video tour and book a private showing today to truly appreciate this exceptional home!