



**51 Scenic Acres Drive NW
Calgary, Alberta**

MLS # A2144947



\$724,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,186 sq.ft.	Age:	1981 (43 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Detached, Oversized, Paved		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Skylight(s), Storage, Vinyl Windows		

Inclusions: Basement Stove, Basement Refrigerator, Basement Microwave, Basement Range Hood, and ALL FURNITURE IN THE HOME

This stunning 7-bedroom property includes all furniture and features air conditioning, a walk up basement suite with a separate entrance, and a 24x26 detached garage. Situated on a corner lot, the fully landscaped yard has concrete pathways for easy maintenance. It's an excellent investment opportunity with a finished basement offering 4 bedrooms for flexible rental options, and the main floor providing potential income with 3 bedrooms. The open main floor plan is perfect for entertaining, featuring ample natural light and a gas fireplace. The upgraded luxury kitchen boasts designer stone countertops, mosaic tile backsplash, in-cabinet lighting, stainless steel appliances, a gas cooktop, and a stylish hood fan. The upper level includes a master bedroom with a full ensuite and 2 additional bedrooms. The lower level has a separate walk-up entrance to a landscaped yard with a pond feature. The basement includes 4 spacious bedrooms with large windows and upgraded concrete sidewalks for low maintenance. The 24x26 double detached garage features two 9' doors, insulation, and wiring for 220AC. The mature landscaping includes perennial shrubs, trees, flowers, and an attractive privacy hedge. Conveniently located near the LRT, Crowfoot shopping complex, and other major amenities, this property has seen recent upgrades such as a high-efficiency hot water tank and furnace (2014), new roof (2015), attic insulation, solar power exhaust fans (2019), central air (2015), kitchen renovation (2017), upgraded electrical panel (2017), central vac (2017), raised garden (2018), fish pond and landscape improvements (2018), and a dog-proof front deck with metal rail (2016). SCHEDULE A SHOWING TODAY.