



**243 Scenic Way NW**  
**Calgary, Alberta**

**MLS # A2152237**



**\$675,000**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,758 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Storage		

**Inclusions:** n/a

Nestled on a Quiet Street in the sought after community of Scenic Acres, this beautiful property offers over 2600 sqft of Exceptional living space, 4 Spacious Bedrooms, 3.5 Bathrooms, a single attached garage with an Oversized driveway, AC and so much more. An Inviting Main floor that features 16 ft Vaulted Ceilings in the Vast Dining Room and Flex Room, a Cozy Dinette area, Hardwood Floors throughout and a Bright Floor plan that's made for entertaining. The Kitchen showcases Stainless Steel Appliances, Breakfast Nook, Granite Countertops throughout and Plenty of cabinet space. Enjoy your morning coffee sitting next to your Wood Burning Fireplace in your cozy Living Room and host memorable BBQ'S with family & friends on your expansive back deck. Powder room and laundry room to complete the main floor. The upper floor is just as impressive. The Primary Retreat boasts plenty of closet space as well as a 3 piece ensuite that includes an oversized shower. 2 additional spacious bedrooms and 4 piece bathroom to complete the upper floor. The Fully Finished basement offers a Large Family Room, 4th Bedroom, a 3 piece bathroom and plenty of storage space. Recent updates include carpet upstairs(2024), Most of the windows(2022), Roof(2018) and dishwasher(2022). Conveniently located, only minutes away from schools, walking/bike pathways and LRT. Easy access to Crowfoot Crossing for all your amenities, Crowchild and Stoney Trail. Come see this incredible property for yourself!