



88 Sceptre Close NW
Calgary, Alberta

MLS # A2154051



\$785,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,025 sq.ft.	Age:	1994 (30 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Enclosed, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Lawn, Landscaped, Street Lighting		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shelving in basement		

Welcome to 88 Sceptre Close NW, a stunning 2-storey home nestled in the highly sought-after family community of Scenic Acres. This beautiful property offers a front-attached garage and a walkout basement that opens to a private yard, perfect for both relaxation and entertainment. Enjoy the outdoors on the expansive deck off the main floor, or savor your morning coffee on the balcony off the primary bedroom. Step inside to a bright, vaulted front living room that seamlessly flows into a formal dining area, perfect for hosting family gatherings. The back of the house features a spacious kitchen with a central island, an inviting eating area leading to the large deck overlooking the backyard, and a cozy family room complete with built-ins and a gas fireplace. The main floor also includes a convenient home office and a 2-piece bath, catering to all your daily needs. Upstairs, you'll find a massive owner's retreat with a luxurious 5-piece ensuite, a walk-in closet, a second gas fireplace, and a private balcony offering serene views of the yard. Two additional generously-sized bedrooms and a 4-piece bath complete the upper level. The basement is thoughtfully designed with a partially finished layout, featuring a large rec room with a fireplace, a 3-piece bath, and a walkout entrance to the spacious backyard. The remaining unfinished portion of the basement includes a rough-in for a kitchen sink, as the original plan was to apply to the City to develop a potential basement suite. Recent upgrades include a new front door, garage door, roof, and furnace blower (2023). Situated on a quiet street, this home is close to schools, parks, and offers easy access to transit, Stoney Trail, and Crowchild Trail. Don't miss the opportunity to make this incredible home yours—book your showing today!