



**169 Scenic View Close NW
Calgary, Alberta**

MLS # A2154270

\$785,000



Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,981 sq.ft.	Age:	1998 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Crown Molding, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Suspended Ceiling

Inclusions: shed, playground structure, compost bins, firepit, flower planters in the back yard

Welcome to this exceptional former show home, an ideal family haven boasting five spacious bedrooms—three on the upper level and two on the lower level. The home offers a well-designed layout with a separate dining room, family room, and living room, providing ample space for family gatherings and entertainment. The expansive kitchen features an island with seating and room for a kitchen table and chairs, perfect for casual meals and socializing. The fully finished basement maximizes space with two bedrooms, a furnace room, a 3-piece bathroom, and additional storage, along with a large open area ideal for a theatre room or kids' play area. This stunning residence exudes pride of ownership and is nestled on a serene street in the sought-after Scenic Acres community. It's conveniently located just 1.6 km from the Crowfoot LRT, about a 22-minute walk, and is close to top-rated schools, shopping centres, and picturesque parks and green spaces. The home's main level is bathed in natural light, highlighting the gleaming hardwood floors throughout and in the master bedroom. Situated across from a green space that connects to a larger park, it's the perfect setting for children to play and for walking your dogs. Set on a spacious lot with mature trees, this home offers three levels of developed living space and a double attached garage. The main level features a laundry room, a half-bathroom, and a large living room warmed by a gas fireplace. The kitchen has been updated with stainless steel appliances, a gas cooktop, and a separate oven. Noteworthy upgrades include the removal of all Poly-B plumbing pipes, all upper-level windows and rear windows on the main level have been replaced with triple pane windows, a new front door, and a roof that is only nine years old. The high-efficiency furnace, installed in 2019, has been regularly serviced under a

maintenance contract. The backyard is a family's dream, featuring a new deck, firepit, shed, and playground structure, all enclosed for security and privacy, ensuring a safe and enjoyable space for your children. This home truly offers the perfect blend of comfort, style, and convenience, making it an excellent choice for any family.