



GRASSROOTS
REALTY GROUP

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747 Schooner Cove NW
Calgary, Alberta

MLS # A2157965



\$725,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Scenic Acres | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,816 sq.ft. | Age: | 1996 (28 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Covered, Double Garage Attached, Driveway, Enclosed, | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Front Yard, Lawn, Level, Pie Shaped Lot, Private, Se | | |

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|--------------------|------------------------|-------------------|------|
| Heating: | Central, Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Shake, Wood | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bathroom Rough-in, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: Retractable Screen Doors (2), Sheds in Yard (2), Moveable Kitchen Island

WOW! Welcome to #747 Schooner Cove NW in the sought-after community of Scenic Acres, NW Calgary! This gorgeous home boasts 4 bedrooms and 2.5 bathrooms in 2,738 square feet of fully developed living space! This spectacular property has a large, private, fully-fenced, west-facing, pie-shaped backyard and is situated on a quiet cul-de-sac, with a spacious composite deck, natural gas BBQ hookup, storage sheds, and mature trees for privacy! This house is loaded with upgrades including: granite kitchen countertops, new stainless steel appliances (spring 2024), large corner pantry in the kitchen, real hardwood flooring throughout the main and upper floors, natural gas fireplace in the living room, main floor laundry room, and water softener system! This house has a double attached garage (drywalled, insulated), and an extra long front driveway for ample parking! Near to all amenities: walking distance to local parks/pathways, and only minutes to retail/shopping with convenient access to major roadways. This one won't last long - call now!