



**416 Scenic View Bay NW
Calgary, Alberta**

MLS # A2172745



\$855,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,180 sq.ft.	Age:	1994 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Pie Shaped Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed, Air Conditioner(As is), Radon Gas Mitigation System(As is)

This stunning 2-story family home, nestled on a quiet cul-de-sac with no through traffic, is the perfect retreat for a growing family, over 3000sqft of living space, offering 3+1 bedrooms, 3.5 baths, and a fully developed walk-out basement on an expansive pie-shaped lot. The bright and inviting main floor showcases easy-to-maintain laminate flooring throughout, a very functional open concept floor plan, and large south-facing windows overlooking your private backyard oasis. Need a home office or playroom? The main-floor flex room has you covered! Step outside to the raised deck, featuring upgraded maintenance-free vinyl flooring and glass panel railings, offering sweeping, unobstructed views of the lush backyard and peaceful greenspace - ideal for morning coffee or lively summer BBQs. Upstairs, the master bedroom is a sanctuary with grand double French doors, abundant natural light, and an upgraded spa-inspired ensuite with dual sinks, a corner tub, a beautiful shower, built-in vanity unit and charming views from big windows. Two additional spacious bedrooms and a full guest bath complete the upper level. The bright walk-out basement is designed for entertaining, offering a cozy family room featuring a second fireplace, a bar with built-in cabinetry, a full bathroom, and a large bedroom. The fully landscaped south-facing backyard is a kid's paradise and your personal slice of tranquility, complete with mature trees and a patio area. Additional perks include an insulated double garage, a radon gas mitigation system and several recently replaced big ticket items: furnace, hot water tank, appliances, carpet, and roof. The location is unbeatable with short distance to Crowfoot LRT, a greenspace, an off-leash dog park with stunning views of the Rockies, and top-rated Catholic and public schools. With exceptional features and a prime location, this home is

truly a must-see! Book your viewing today!