



**6 Scenic Ridge Way NW
Calgary, Alberta**

MLS # A2180016



\$929,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,515 sq.ft.	Age:	1991 (33 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Low Maintenance Landscape, Landscaped, Private, T		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Double Vanity, No Smoking Home		

Inclusions: GEMSTONE LIGHTS, HOT TUB, 2 AC UNITS

Beautifully Updated Estate Home in Scenic Acres! Welcome to 6 Scenic Ridge Way NW, one of Calgary's most sought-after Northwest communities. Nestled in the charming Scenic Ridge pocket of Scenic Acres, this home offers a perfect blend of tasteful updates, timeless design, and the convenience of an established neighbourhood. This impressive two-storey estate home features over 2,500 sq. ft. of above-grade living space plus a fully developed basement. The property has been meticulously maintained and thoughtfully updated, with over \$100,000 in recent improvements. The main floor offers a formal living and dining room with soaring vaulted ceilings and a skylight, creating a bright and open atmosphere. The updated kitchen features vaulted ceilings, white cabinets, stainless steel appliances, and ample natural light, while the spacious family room provides a cozy yet functional gathering space. A private main-floor den adds convenience for those working from home. The upper level includes a sizeable primary suite with a completely updated ensuite bathroom and a huge walk-in closet. Two additional spacious bedrooms and a versatile loft area provide plenty of family living or relaxation space. The fully developed lower level adds even more versatility with a large recreation and games room, a multi-purpose craft room with the potential for a second kitchen, and a convenient four-piece bathroom. The low-maintenance yard is a private retreat with a two-tiered deck perfect for summer entertaining, a relaxing hot tub, mature trees, vibrant perennials, and refreshed landscaping that creates a serene outdoor space to enjoy year-round. This home has been extensively upgraded with new triple-pane windows and exterior doors, engineered hardwood flooring, flat ceilings on the main level, fresh paint, updated trims, and LED

lighting. Additional updates include epoxy flooring in the garage, electric blinds, two new furnaces, two new air conditioning units, and a complete Poly B replacement, ensuring peace of mind for years. Situated in a quiet estate, this home is steps from greenspaces, pathways, area schools and excellent transportation roadways. Scenic Acres offers many nearby amenities, including three community schools, crowchild twin arenas, shopping, an LRT station, parks, and off-leash areas. Life here is as convenient as it is enjoyable. This property is a rare opportunity to enjoy modern updates, timeless charm, and an unbeatable location in one of Calgary's most desirable neighbourhoods. Don't miss the chance to make this incredible home your own—book your private showing today!