

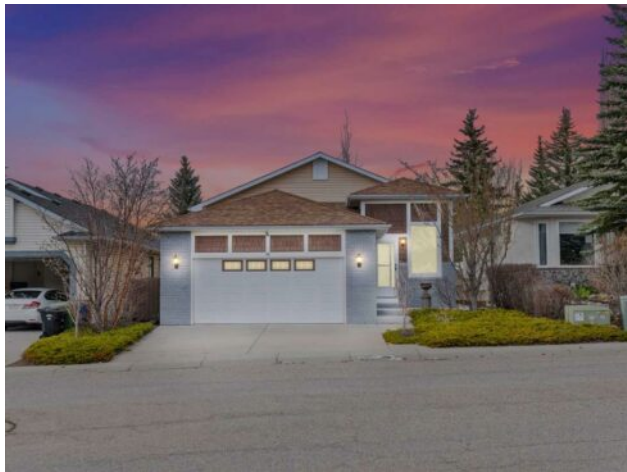


GRASSROOTS
REALTY GROUP

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80 Scanlon Place NW
Calgary, Alberta

MLS # A2202954



\$839,999

Division:	Scenic Acres		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,404 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar		

Inclusions: All appliances listed in the appliance section, mini refrigerator.

A BEAUTIFULLY RENOVATED home offering both comfort and style!! This charming residence features 4 bedrooms and 4 baths, providing ample space for your family to grow and recent upgrades that enhance its appeal and value. This house offers two primary bedrooms. One is located on the main floor, boasting an ensuite bath and a walk-in closet for added convenience. Another bedroom on the main floor also features an ensuite bath. Meanwhile, the second primary bedroom, located in the basement, also boasts an ensuite bath. Additionally, this house has a two-year-old roof providing reliable protection from the elements, along with mini fridge, WET BAR and a BRAND-NEW WATER TANK AND FURNACE ensuring efficiency and peace of mind! Step inside to discover a spacious living room, perfect for cozy evenings with loved ones or lively gatherings with friends. The kitchen displays warmth with its inviting ambiance, complete with a convenient kitchen island and well-equipped appliances to make meal preparation a breeze. Also, a convenient hookup is available upstairs for easy laundry installation. In addition to the cozy living spaces and versatile layout, the basement of this charming residence is even more enticing with its own inviting wet bar, adding a touch of convenience to your entertainment options. Outside, a deck awaits for outdoor enjoyment, overlooking your private yard – the perfect spot for summer barbecues or simply soaking up the sunshine. No poly B in the house and new plumbing done. Don't miss out on the opportunity to call 80 Scanlon PI NW your new home. Schedule a viewing today and experience comfort and convenience