



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**606 Schooner Cove NW  
Calgary, Alberta**

**MLS # A2209287**



**\$959,900**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,925 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Storage shed, security alarm system (2 year contract with telus)

Welcome to this original owner home with 2424 square feet of total developed space, in one of Calgary's most desirable neighbourhood -Scenic Acres. Very inviting plan with vaulted ceilings, spacious living and dining area, gourmet kitchen with upgraded shaker style rich oak cabinetry, tile backsplash, island and upgraded quartz counters. Eating area off kitchen open to the cozy family room with feature gas fireplace and access to a covered deck with updated composite boards. Leading up to the upper level, you will see gleaming maple hardwood stairs with maple bannister with wrought iron railing and tube skylight in ceiling for natural light. The master/primary bedroom boasts a full en-suite bathroom with jetted tub and walk-in closets, the other two bedrooms are also ample size. Knockdown ceilings throughout, new windows (glass inserts) on main and upper floor, and new casings as well. The walk-out basement has a large family/recreation room with feature stone (note corners of stone wrap around and are full pieces, not cut) fireplace (electric). Poly-B piping has been professionally replaced with pex, hot water tank replaced, and newer iko shingles with high profile ridge capping, and metal clad windows. The recently painted garage features a newer garage door, garage door opener with camera (battery back-up), and "Rhino Floortex polyaspartic" charcoal coated flooring with vinyl flakes. Great back yard with wood patio area and deck above great for barbecues and entertaining. Call today to view this fine home.