



GRASSROOTS
REALTY GROUP

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

3 Scenic Glen Gate NW Calgary, Alberta

MLS # A2211182



\$689,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Scenic Acres | | |
| Type: | Residential/House | | |
| Style: | 2 and Half Storey | | |
| Size: | 1,727 sq.ft. | Age: | 1985 (40 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Street Lighting, Treed | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Built-in Features, Ceiling Fan(s), Chandelier, French Door, Storage, Vaulted Ceiling(s), Vinyl Windows | | |

Inclusions: n/a

Welcome to Scenic Acres-Where Comfort Meets Convenience. Ideally located in the heart of the community this beautifully maintained and upgraded home offers the perfect blend of space, character and affordability. With 4 Spacious bedrooms and 2.5 baths this home is perfectly suited for growing families or anyone looking for flexible, functional living. Step inside and be greeted by a bright and inviting main floor, where large windows fill the space with natural light. The kitchen, nook and family room with wood burning fireplace are perfect for entertaining and living. The kitchen is fresh and updated with plenty of workspace, modern appliances and updated counters and backsplash. Upstairs the 3 generous bedrooms including a renovated 3pc ensuite and full 4pc bathroom will ensure everyone is happy. The finished basement offers another large bedroom, ideal for guests, home office or teenager's retreat. Set on a South facing 5371 sq ft lot this home offers distance from the neighbours and a huge deck to enjoy the sunshine. Whether your hosting a BBQ, gardening or simply reading a book the outdoor space is designed to be enjoyed. Many upgrades have been recently completed such as some windows, doors, flooring, paint and so much more. If you are not already sold the location of Scenic Acres is hard to beat. This home is within walking distance to schools, shopping, parks, arenas, transportation and the list goes on. Call today.