



**GRASSROOTS**  
REALTY GROUP

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

**357 Schooner Cove NW**  
**Calgary, Alberta**

**MLS # A2211414**



**\$985,000**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,363 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Gentle Sloping, Irregular Lot, Landscaped, M		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, No Smoking Home, See Remarks, Skylight(s), Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Gas firepit. Hot Tub is negotiable		

This home is an exceptional 2363 sq ft fully renovated 4 bedroom walkout Two Storey home located on a quiet cul de sac on a pie shaped lot with SE exposure in Scenic acres. Over 200k on renovations including all new triple pane Lux Windows throughout the home, engineered hardwood both on the main floor as well as the 2nd storey, new bathrooms, upgraded kitchen and upgraded moulding and baseboards on both upper levels. But the owners did not stop there. The lighting has been upgraded throughout the home, flat ceilings, and the primary bedroom walk-in closet was expanded and the ensuite bath has in floor heating. Mechanically, they installed a new air conditioning unit in 2024, a high efficiency H2O tank and and 2 new high efficiency furnaces. The large main floor deck overlooks the pie shaped well treed private backyard which has a new stone patio with a hot tub, gas fire table and a 5 ft privacy fence. The backyard can be accessed from the fully developed walkout basement. There is secure storage underneath the deck. Other exterior features are a Sierra stone entrance walkway, an underground sprinkler system and a home security system. Located in the NW quadrant of Scenic Acres you are a few walking minutes away from the new "Woodchip Park" as well as the off leash dog park. Scenic Acres is a quiet neighbourhood with easy access to the NW LRT line, all schools, shopping and restaurants, and with the newly completed ring road you have easy access to any quadrant of the city including the airport. This home is a must see, move right into this fully upgraded home.