



GRASSROOTS
REALTY GROUP

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735 Schooner Cove NW
Calgary, Alberta

MLS # A2212009



\$795,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,849 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Pie Shaped Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Hot tub, Shed

Pride of ownership is evident in this meticulously maintained, first-time-on-the-market home. Perfect for families and entertaining, it boasts a spacious main floor with hardwood flooring, a kitchen featuring a large island and breakfast nook, and a living room with a gas fireplace. A formal dining room, attached double garage access, and a powder room complete this level. Upstairs, find a generous primary suite with a walk-in closet and a luxurious 5-piece ensuite (soaker tub, shower, dual sinks), plus two additional bedrooms and a 4-piece bathroom. The finished basement offers another bedroom, a living room, and ample storage. Enjoy central AC, a professionally landscaped backyard backing onto a greenbelt, and an oversized, maintenance-free deck with a hot tub. This exceptional home is a must-see!