

23 Scenic View Close NW Calgary, Alberta

MLS # A2236962



\$798,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,783 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Stone Counters, Vaulted Ceiling(s)		

Inclusions: Projector Screen in Basement, Brown Shed @ side of house

Excellent 4 bed/3.5 bath home with south backyard backing onto GREENSPACE, walking trails and off-leash park! This fully renovated home offers over 2700 sq.ft of developed space with numerous family recreational areas. Main floor features sweeping hardwood floors throughout and gorgeous white kitchen with quartz counters, custom backsplash, pantry, island with extra storage & seating, and stainless steel appliances (including gas stove)! Open concept plan has soaring vaulted ceilings and the many windows flood the kitchen and living room with light! The main floor further offers a dedicated dining room and huge front office space (currently used as a playroom), stylishly updated 2 pc bathroom and fireplace, and access to the heated double garage! Step from the kitchen on to the massive 18' x 12' composite deck with wrought iron railing - plenty of room for deck furniture and gas BBQ! The expansive private backyard is nicely fenced with mature trees and mountain views! Back inside, the upper level is equally lovely with a KING-SIZED primary bedroom, large walk-in closet and exquisite ensuite with gorgeous heated tile floor, separate soaker tub and generous shower featuring full tile (including the ceiling), 10mm glass, and convenient bench seating. Vanity offers granite undermount sink with cupboards and drawers! Convenient LAUNDRY ROOM (not closet), another renovated full bathroom and 2 secondary bedrooms complete the upper level! The fully developed basement begins with a mini mudroom at the top of the stairs that lead to an enormous family room, media area, fourth bedroom, renovated full bathroom and another office space! In addition to the utility room with the newer High Efficiency Furnace & Hot Water Tank (2018), there are two more dedicated storage areas - wow! Other

upgrades include newer ROOF (2019) and A/C (2022) for those hot summer days! Enjoy this quiet and neighbour-friendly close, only 5 minute walk to two elementary schools and a 10 min walk to the C-Train (or 1 min drive to the park ’n’ ride)! Close to shopping and commute routes – this beautiful and functional home has it all!