

## 253 Schubert Place NW Calgary, Alberta

**MLS # A2241048**



**\$784,900**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,999 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Sloped Down, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<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>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, French Door, Granite Counters, Pantry, Skylight(s), Vinyl Windows		

**Inclusions:** Pool Table and accessories

Welcome to Scenic Acres, one of NW Calgary's most well loved and family-friendly neighbourhoods. This 4-bedroom, 3.5-bath home sits on a quiet cul-de-sac and offers plenty of space, a functional layout, and some great features &mdash; including a private south-facing backyard, a sunny raised deck, and a walkout basement with large lower patio. The main floor offers a bright and spacious layout with multiple living areas and a good-sized kitchen. Upstairs you'll find 3 generous bedrooms, including a primary with 4 piece ensuite and huge walk-in closet. The walkout basement adds even more living space and lots of flexibility with a rec room, guest bedroom (window is not egress), or home office. There is lots of space for storage and a window-free flex room for your favourite hobby - maybe even a spectacular wine cellar! You'll discover some beautiful, original features but this home has also enjoyed several lovely recent updates including a complete refresh of exterior stain, interior paint, new baseboards, vinyl plank in living room and basement bathroom, as well as several appliances! The location is exceptional - close to schools, parks, pathways, Crowchild & Stoney Trail, Crowfoot shopping centre and the Tuscany LRT station. This is a great opportunity to get into a fantastic neighbourhood with solid homes and long-term value. Whether you're looking for a family home or something with renovation potential, this one checks a lot of boxes! Be sure to check out the virtual tour under the film reel at the top left of the listing and a complete list of recent updates can be found in the supplements. Call your Realtor to book your private viewing today!