

**391 Scenic Glen Place NW**  
**Calgary, Alberta**

**MLS # A2285174**



**\$749,900**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,667 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, See Remarks		

**Inclusions:** Fridge in Basement, Upright Freezer, Gas BBQ, Garage Heater

Welcome to this meticulously maintained, move-in ready home tucked away on a quiet cul-de-sac in the desirable community of Scenic Acres. This 3-bedroom, 3.5-bathroom home with a double attached rear-facing heated garage combines thoughtful updates, functional space, and a warm, family-friendly layout. Pride of ownership is evident throughout, with no poly-B plumbing, Lux argon-filled windows, a newer roof, air conditioning, fresh paint, and designer window coverings already in place. The inviting main living area is anchored by a stunning rock-faced wood-burning fireplace, creating a cozy focal point for everyday living. The beautifully updated kitchen features refreshed appliances and flows seamlessly into an additional family room, offering wonderful flexibility for a growing or busy family. Step outside to the south-facing rear deck, complete with a natural gas hookup for the BBQ, where west and south exposures provide mountain views and all-day sun. The lower Rundle stone patio, complete with a new concrete rear walkway, creates the perfect setting to relax and enjoy evenings in the yard. The fully developed lower level adds exceptional value with a media/games/multipurpose room, ideal for entertaining, hobbies, or family movie nights. A new washer and dryer, ample storage, and generous living spaces throughout make this home as practical as it is welcoming. A fantastic opportunity to own a thoughtfully upgraded home in a sought-after cul-de-sac location &mdash; offering comfort, functionality, and space for every stage of family life.