

**111 Schubert Place NW**  
**Calgary, Alberta**

**MLS # A2286116**



**\$779,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Scenic Acres  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,120 sq.ft.  | <b>Age:</b>   | 1993 (33 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Garage Faces Front                                |               |                   |
| <b>Lot Size:</b> | 0.12 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot, Undergrou |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <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>   | Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Pantry, Storage, Walk-In Closet(s) |                   |      |

**Inclusions:** storage shed, greenhouse

Walking distance to a linear park & just minutes to neighbourhood schools & shopping is this warm & inviting two storey walkout&hellip;here on this quiet cul-de-sac in the popular family community of Scenic Acres. Available for quick possession, this fully finished home enjoys 3 bedrooms + den, central air & 2 gas fireplaces, gleaming hardwood floors & fenced South backyard with greenhouse. With over 3000sqft of living space, this wonderful home has a terrific traditional floorplan featuring spacious living room with bay window, formal dining room with alcove for your china cabinet & inviting family room with wood feature wall & gas fireplace. The eat-in oak kitchen has tile floors & walk-in pantry, phone desk & Kenmore stainless steel appliances, & access onto the large deck with pergola. Upstairs there are 3 great-sized bedrooms & 2 full bathrooms &ndash; highlighted by the primary bedroom with bay window & mountain views, walk-in closet & jetted tub ensuite with separate shower & tile floors. The walkout level is beautifully finished with games room area, rec room with thermostat-controlled gas fireplace, office/gym/guest bedroom & another full bathroom. Main floor home office & laundry with KitchenAid washer & dryer. South backyard is fully fenced & landscaped, complete with covered patio & greenhouse for the greenthumb in the family. Additional features include Hunter Douglas blinds, underground sprinkler system, plenty of extra space for storage, central vacuum system & finished 2 car garage. All of Scenic Acres&rsquo; neighbourhood amenities are only minutes from your front door&hellip;parks & playgrounds, community centre, sports fields & transit (both bus & LRT), & easy access to Nose Hill Drive/Stoney/Crowchild Trails, Crowfoot Centre, major retail centres, hospitals & downtown.