

96 Scenic Hill Close NW Calgary, Alberta

MLS # A2338664



\$849,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,045 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Skylight(s), Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	none		

Welcome to 96 Scenic Hill Close NW, a meticulously maintained WALKOUT home situated on an exceptional lot in the heart of Scenic Acres. Offering over 2,750 sq. ft. of fully finished living space, this property stands out with continuous upgrades and a flexible layout designed to accommodate growing or multi-generational families. Inside, the main and upper levels feature bright, comfortable living areas alongside 3 spacious bedrooms upstairs a 4pc ensuite and 4pc bathroom. The walkout basement expands your possibilities, featuring a large family room, a kitchenette, an updated full bathroom (renovated in 2021), a fourth bedroom, a den and game room—making it an ideal setup for extended family or hosting long-term guests. True pride of ownership is evident throughout, highlighted by the peace of mind that comes with knowing all major structural and mechanical components have been updated over the years. Recent improvements include the central air conditioning (2025), a brand-new garage door (2022), basement windows (2022), a hot water tank (2018), roof (2014), furnace (2011), and main-level windows (2010); all major items have been taken care of for your piece of mind. Stepping outside, the home sits on one of the largest pie-shaped lots in the community, measuring just shy of 7,700 sq. ft. The expansive, private backyard is framed by mature, professionally pruned trees, creating a tranquil outdoor retreat. You can enjoy elevated views of the grounds from the newly upgraded upper deck, complete with fresh Duradek surfaces and sleek aluminum and glass railings (2025). In the lower level, you will find a concrete patio for your enjoyment. Positioned in a family-centric neighborhood, the home is just a short walk from Scenic Acres School, local green spaces, and the Community Association. Commuters will appreciate being less than a

five-minute drive—or a convenient 20-minute walk—from the Crowfoot LRT station, connecting you effortlessly to the rest of Calgary.