



**135 Sceptre Close NW**  
**Calgary, Alberta**

**MLS # A2288565**



**\$800,000**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,922 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Attached, Gated, Other		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<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>	Built-in Features, Central Vacuum, Chandelier, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

**OPEN HOUSE:** Saturday May 9 & Sunday May 10 from 1:00-3:00PM. Welcome to Sceptre Pointe! (Estate area of Scenic Acres). First time offered on market. This well maintained custom built 2 storey features 4 Beds, 3.5 Baths, main floor office & builder developed walkout. Property offers +2830 sq. ft. of versatile living space. Corner pie lot (5834 sq. ft.) with RV parking, two useful sheds, covered concrete lower patio, garden and meticulously landscaped with shrubs, fruit bearing trees & large family gatherings in mind. Updated waterproof decking and glass panels. Primary Bedroom has space for king sized furniture, oversized walk in closet, 5 piece en-suite & views of the Rocky mountains! New furnace & Central A/C in 2021 and a new Roof in 2014. You'll love ridge walks the off leash dog park, great neighbours and preferred street this property is located on. All levels of schools, close to UofC & SAIT. Last stop station for C-Train and Crowfoot Crossing Shopping Centre has numerous amenities & services. Ideal commuting access to Crowchild & Stoney Trails. Convenient to the Airport ~19 km's and Canmore close too for when the mountains are calling. Quick possession possible. Call to view today!