



GRASSROOTS
REALTY GROUP

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179 Scanlon Green NW
Calgary, Alberta

MLS # A2304469



\$998,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,367 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Private, Rect		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Recessed Lighting, Vinyl Windows		
Inclusions:	Electric Fireplace (as-is)		

OPEN HOUSE SUNDAY APRIL 26TH FROM 2:00PM - 4:00PM -Welcome to this beautifully maintained family home, ideally situated on a quiet street in the highly sought-after community of Scenic Acres. Backing directly onto a serene park with a west-facing backyard, this exceptional walkout home offers the perfect blend of privacy, comfort, and convenience. Thoughtfully upgraded over the years and freshly painted in 2026, this home showcases numerous significant capital improvements, ensuring peace of mind for years to come. A standout feature is the solar panel system installed in 2024, with a cost exceeding \$41,000. The panels are strategically positioned to be out of sight, maintaining the home's curb appeal while providing exceptional energy efficiency and long-term savings. Additional notable updates include two Lennox furnaces with Nest thermostats (2019), central air conditioning (2019), windows throughout (2018–2021), shingles (2016), LED lighting and smart switches, water softener (2020), washer and dryer (2019), fridge and microwave (2020), garage door and opener (2017), and a gas fireplace conversion (2019). Interior renovations completed in 2014 feature hardwood, carpet, and travertine flooring, granite countertops, and beautifully updated bathrooms, including heated floors and a luxurious steam shower in the primary ensuite. The main floor features an inviting and functional layout, highlighted by an elegant formal living room with a soaring high ceiling and a formal dining area—perfect for entertaining. The spacious kitchen offers an eating nook overlooking the park, creating a bright and relaxing setting for everyday meals. A warm and welcoming family room with custom built-ins and a gas fireplace provides the ideal space for comfortable living. Completing this level are a convenient powder room and a functional

mudroom with laundry and direct access to the heated double attached garage. Upstairs, you'll find four generously sized bedrooms, including a tranquil primary retreat with picturesque park views and a spa-inspired ensuite featuring heated floors and a steam shower. The fully developed walkout basement adds incredible versatility, featuring a large recreation room with a full wall of windows, a fifth bedroom, a full bathroom, and ample storage space—ideal for guests or a growing family. Outdoor living is equally impressive, with a charming stamped concrete front patio perfect for morning coffee, an elevated rear deck with a BBQ gas line and awning, and a lower patio that opens to a beautifully landscaped yard with mature trees and direct park access. Located in an established, family-friendly neighbourhood, this home is within walking distance to public, Catholic, and French immersion schools, the C-Train station, parks, pathways, and the Scenic Acres community centre. Enjoy convenient shopping and amenities at Crowfoot Crossing, along with quick access to major roadways, making downtown commutes and weekend escapes to the Rocky Mountains effortless.