



**40 Scenic Place NW
Calgary, Alberta**

MLS # A2306340



\$689,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,056 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Lawn, Level, Low Maintenance Landscape, Pie Shaped Lot, See		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Natural Woodwork, No Animal Home, Vaulted Ceiling(s)		

Inclusions: Storage Shed

IDEAL Scenic Acres Location - Loved Family Home - Excellent Floor Plan - Generous Pie Lot - If you are looking for an opportunity to move to an ideal Scenic Acres location this is your new home. The property features a great floor plan with 4 bedrooms above grade (4th bedroom on the main floor, ideal for guests or family, can also easily be used as an office); large dining room for family gatherings, a living room with vaulted ceilings that will comfortably accommodate your pianist or cellist and an OPEN CONCEPT family room / breakfast nook / kitchen. The main floor is complete with: access to the large yard and deck, great for your favourite four legged friend, gardening and entertaining, a half bath and a large laundry room. Upstairs, the open to below staircase highlights the generous vestibule while all three bedrooms are ready to be a comfortable place of rest for a new family. Finally, inspire the completion of the basement to accommodate your lifestyle. Great amenities are all a short walk or drive including pathways, schools, public transportation, shopping, Crowfoot Mall and the Bow River. Book a Tour Today!