



**136 Schubert Hill NW  
Calgary, Alberta**

**MLS # A2310822**



**\$869,900**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,118 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

Welcome to this spacious family home in the highly sought-after community of Scenic Acres, offering over 3,000 sq.ft. of developed living space with 5 bedrooms and 3.5 bathrooms in an unbeatable Northwest Calgary location. This is a rare and desirable family-focused layout featuring 4 bedrooms and 2 full bathrooms on the second level, allowing the entire family to sleep comfortably on the same floor. One of the upstairs bedrooms also offers excellent flexibility as a home office, nursery, bonus room, or study space depending on your family's needs. The generous primary retreat includes a beautifully renovated 5-piece ensuite and a large walk-in closet. The main floor offers a traditional yet functional layout with vaulted ceilings upon entry and an abundance of natural light throughout. Spanning the entire back of the home, the open-concept kitchen, breakfast nook, and sunken living room create the perfect everyday family space, with large windows filling the area with sunlight and a cozy gas fireplace anchoring the living room. Tucked around the corner is a more intimate formal dining and sitting area, ideal for entertaining or quieter evenings. A convenient half bath and main floor laundry complete this level. The fully finished walkout basement is designed for family living with a large open recreation area, rough-in plumbing for a future wet bar or kitchen, a fifth bedroom, and a full 3-piece bathroom. Step directly out to the lower patio and backyard where kids, pets, and guests can enjoy the outdoor space all summer long. Outside, you'll find a sunny south-facing backyard, upper deck and lower patio spanning the back of the home, a double attached garage, and a quiet crescent location just steps from Scenic Acres' extensive pathway system. Surrounded by mature trees and green spaces, the pathways connect throughout the community and can

even take you to Bowness Park or downtown Calgary by bike. The location truly cannot be beat -walking distance to schools, parks, and the LRT station, with quick access to Stoney Trail, Crowchild Trail, and Nose Hill Drive. Enjoy all the shopping, restaurants, and amenities of Crowfoot Crossing just minutes away. Recent updates include fresh paint throughout, renovated bathrooms, updated lighting, and two newer furnaces, offering peace of mind and move-in-ready convenience. This is the kind of home families wait for. Let's do this.