



**44 Scenic Cove Circle NW
Calgary, Alberta**

MLS # A2311997



\$689,000

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|------------------|--|---------------|-------------------|
| Division: | Scenic Acres | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,255 sq.ft. | Age: | 1984 (42 yrs old) |
| Beds: | 5 | Baths: | 4 |
| Garage: | Double Garage Attached, Front Drive, Insulated | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Rectangular Lot | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Kitchen Island, Separate Entrance | | |

Inclusions: All Lighting Fixtures Attached, Second Fridge, TV Wall Mount

This beautifully designed home offers the perfect blend of space, style, and convenience. Featuring five spacious bedrooms and four full bathrooms, it's an ideal fit for large or multi-generational families. From the moment you walk in, you'll love the open-concept main floor, which has been freshly painted and features a well-appointed kitchen with a breakfast bar and abundant counter space—perfect for everything from weekday meals to weekend entertaining. Soaring vaulted ceilings in the living room create a bright, airy feel, complemented by natural light throughout the home. The welcoming family room features a pretty white brick fireplace, creating the perfect cozy atmosphere during the winter months. There's also a built-in desk with full-height cabinetry—ideal for remote work—along with an area for the kids to play and a brand-new bathroom. Step out from the walkout basement into a peaceful backyard complete with composite decking, rubber steps and walkways, and a charming garden space—a perfect spot for quiet mornings or family BBQs. The fully developed lower level features new half-inch thick wide plank LVP flooring, two additional bedrooms, and a versatile den with its own ensuite—ideal as a home office, gym, guest suite, or potential short-term rental setup. With the walkout design and flexible lower-level layout, this home offers excellent potential for Airbnb or extended family accommodation. The thoughtfully designed laundry room includes built-in cabinetry, a sink, and counter space for folding. This home also features a fully insulated garage equipped with shelving, bike hooks, and a convenient side-door entrance. Recent updates include a newer roof (2014), garage door (2017), washer and dryer (2017), dishwasher (2022), refrigerator and stove (2014), patio doors and bay window in the

primary bedroom (2022), new furnace (2024), new water softener in 2024, a newly added bedroom, and a full bathroom completed in 2025. Location is everything—and this home truly delivers. Just minutes from the vibrant shopping, dining, and entertainment options at Crowfoot Crossing, you'll find major grocery stores, restaurants, cafes, a movie theatre, banking, and fitness facilities. The nearby Crowfoot C-Train Station makes downtown commutes and cross-city travel effortless. Families will appreciate the nearby public and Catholic schools serving all grade levels, as well as the YMCA Calgary facilities in Crowfoot offering fitness programs, swimming, and community activities. Whether you're raising a family or simply looking for room to grow, this home offers the space, flexibility, and unbeatable location you've been waiting for. Welcome Home!