



GRASSROOTS

REALTY GROUP

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**43 Scenic Acres Drive NW
Calgary, Alberta**

MLS # A2317485



\$698,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,345 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Granite Counters, Vinyl Windows		

Inclusions: Ice maker

Welcome to 43 Scenic Acres Drive NW, a beautifully maintained bungalow offering over 2,700 sq. ft. of developed living space in one of Northwest Calgary's most sought-after communities. Situated on a mature, tree-lined street, this home combines extensive upgrades, exceptional pride of ownership, and a rare oversized garage with excellent RV accessibility. The inviting front entry opens to a bright and spacious living room featuring hardwood flooring and a large bay window overlooking the beautifully landscaped front yard. The adjoining dining area is bright and flows seamlessly into the renovated kitchen, completed in 2009 with rich maple cabinetry in a cherry stain finish, granite countertops, under-cabinet lighting, stainless steel appliances, and matching custom blinds. The main floor offers three bedrooms, including a generous primary retreat with a walk-in closet and a renovated 3-piece ensuite featuring updated cabinetry, stone countertops, and modern fixtures. A second renovated full bathroom serves the additional bedrooms. Hardwood flooring, updated windows, and thoughtful upgrades throughout create a warm and inviting atmosphere. The fully developed basement provides an outstanding space for entertaining and family gatherings. A large recreation room is centred around a striking wood-burning fireplace with floor-to-ceiling stone surround, while the professionally renovated wet bar features granite countertops, a wine rack, glass rack, ice maker, and bar fridge. A beautifully updated 3-piece bathroom with tiled shower and granite finishes adds convenience for guests. Additional basement features include a cold room, abundant storage space, and a utility area with copper plumbing and an updated furnace. Outside, you'll find a private, low-maintenance backyard designed for entertaining. The expansive composite deck offers ample room for outdoor dining and

relaxation, complete with a gas line for your BBQ. Mature trees provide privacy and shade, while the fenced yard, stone walkways, and RV-accessible rear access create exceptional functionality. The oversized 26' x 24' detached garage is insulated, equipped with a sub-panel, newer garage door (2021), and opener (2023). Recent improvements include shingles (2019), aluminum-clad windows (2015), renovated bathrooms (2018), attic insulation upgraded to R60 (2025), furnace and hot water tank (2023), air conditioning, updated blinds (2022), front door replacement, and a 2025 Real Property Report. Located within walking distance to schools, parks, pathways, and transit, with quick access to Crowchild Trail, Stoney Trail, and Crowfoot amenities, this is a rare opportunity to own a meticulously maintained bungalow in the heart of Scenic Acres.