



**237 Scenic View Close NW  
Calgary, Alberta**

**MLS # A2322261**



**\$775,000**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,892 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home		

**Inclusions:** Pergola, Outdoor Sauna, 2 Sheds, Wooden Outdoor Sectional & Pillows, Grid-Tied Solar Panel System

Welcome to this beautifully updated two-storey family home in one of Calgary's most desirable and sought-after family communities, Scenic Acres. Tucked away in a quiet, low-traffic location, this property features over 2,845 sq.ft. of total developed living space and sits on a sunny, large southwest pie lot. Built perfectly for a growing family, this 4 bedroom + flex room and 4 bathroom house offers incredibly functional spaces on every single level. The main floor layout is exceptionally functional and bright. Hardwood floors lead into a fully custom kitchen designed with Scandi-style minimalist wood cabinetry, premium stainless steel appliances, and a large central island with breakfast bar seating. The kitchen extends into a dedicated breakfast lounge and custom coffee bar area by the front window, framed by matching floor-to-ceiling storage. Directly adjacent to the kitchen, a bright, bay-windowed dining area offers a seamless space for family meals with direct access out to the patio. The open living area centers around a customized modern fireplace with a vibrant tile finish, while a private office or flex room completes the main level layout. Upstairs, you will find three generous bedrooms, 2 full bathrooms, and a dedicated upper floor laundry room complete with a sink & window. The primary suite includes a walk-in closet and a beautifully renovated luxury ensuite featuring an oversized glass walk-in shower. The basement was fully developed in 2023, finished with modern pot lighting throughout. It adds a modern three piece bathroom, a large fourth bedroom, an expansive media or recreation room, and plenty of extra storage space to the home's footprint. The backyard is an absolute standout feature. Situated on the huge, sunny, pie-shaped southwest-facing lot, the outdoor space is perfect for entertaining. It comes complete with a large patio area, a custom

wooden pergola over an integrated sitting area, and tons of green space for kids and pets. Significant mechanical and exterior upgrades bring peace of mind, highlighted by a grid-tied 5.76kW solar panel system seamlessly integrated to power the home while selling excess electricity back to the grid for utility credits. Additional updates include a new high-efficiency furnace and a tankless hot water on-demand system (2021), new shingles (2018), and replaced window sealed units (2020-2021). Complete with a double attached garage, the location is ideal for an active family. You are just minutes away from local schools like Scenic Acres School and Monsignor E.L. Doyle School, the Scenic Acres Community Centre, transit options including the Crowfoot LRT station, Stoney Trail, Crowchild Trail, and all the major shopping centres and amenities Crowfoot Crossing has to offer. Call today for a private viewing!