



GRASSROOTS
REALTY GROUP

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166 Scenic Ridge Crescent NW
Calgary, Alberta

MLS # A2324714



\$1,099,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,129 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Close to Clubhouse, Cul-De-Sac, Ga		

Heating:	Boiler, Electric, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	wooden breakfast nook table + chairs		

Welcome to this truly exceptional walkout bungalow with loft, perfectly positioned on one of Scenic Acres' most desirable streets, backing directly onto expansive green space with no rear neighbours. Offering incredible privacy, mature landscaping, and peaceful natural surroundings, this home combines timeless craftsmanship with thoughtfully designed living spaces in an unbeatable location. From the moment you step inside, you'll be captivated by the soaring vaulted ceilings, rich wood detailing, skylights, and walls of windows that flood the home with natural light while framing beautiful views of the surrounding green space. Every room has been designed to create a warm, inviting atmosphere that seamlessly connects indoor living with the beauty outdoors. The main floor offers an elegant formal dining room, a private office, and a spacious open-concept kitchen and living area designed for both everyday living and entertaining. The kitchen is equipped with premium specialty low-electromagnetic-field (low-EMF) appliances, abundant workspace, and overlooks the main living area, while the adjoining living room showcases stunning views through oversized windows and provides direct access to the expansive upper deck overlooking the private backyard. The main floor primary retreat is a true sanctuary, featuring a spacious walk-in closet, a luxurious ensuite complete with a jetted soaker tub, and private access to the balcony—perfect for enjoying your morning coffee while taking in the tranquil views and surrounding nature. Completing the main level is a functional laundry and mudroom featuring Bosch washer and dryer, a utility sink, and convenient access to the garage. The fully finished walkout basement offers exceptional flexibility with two generous bedrooms, a full bathroom, an expansive family and recreation room, and ample space to create a home

office, fitness area, games room, or media lounge. Large windows continue the theme of abundant natural light, while the walkout provides seamless access to the beautifully landscaped backyard. Extensive storage space ensures everything has its place. This home is thoughtfully equipped with numerous high-quality mechanical upgrades, including an efficient boiler hot water heating system that provides comfortable radiant heat throughout both the main and lower levels, forced-air air conditioning for year-round climate control, an air exchange system, whole-home water filtration (excluding the kitchen drinking water line), wiring for a backup generator for added peace of mind during unexpected power outages, and a thoughtfully selected kitchen featuring specialty low-electromagnetic-field (low-EMF) appliances designed to minimize electromagnetic emissions during operation. Additional highlights include rich custom wood accents throughout, multiple skylights, soaring vaulted ceilings, oversized windows that capture the surrounding green space, and a beautifully private backyard with no rear neighbours—creating a peaceful