



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

MLS # A2325586



\$668,888

Division:	Scenic Acres		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,214 sq.ft.	Age:	1985 (41 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Some Window Covering will be included.

Welcome to 68 Scenic Acres Drive NW, a spacious 4-level split designed for a household that needs room to live, work, gather, and recharge. With 1,214.31 sq.ft. RMS above grade and approximately 2,388.42 sq.ft. of developed space across all four levels, this home offers the kind of separation and flexibility that makes a 4-level split so practical. The layout creates natural zones for everyday living: a bright main level for cooking, dining, and relaxing; an upper level with three bedrooms, including a primary bedroom with its own ensuite; a lower family room with fireplace that feels like a comfortable retreat; and additional developed basement space for bedrooms, guests, hobbies, storage, or work-from-home needs. The home features 6 bedrooms and 3.5 bathrooms, giving larger families or multi-generational households the space to spread out without everyone living on top of each other. Recent partial updates, including new kitchen countertops, fresh interior paint, and new flooring, help refresh the home while still leaving opportunity for future personal touches. The double detached garage adds daily convenience, and the established lot provides usable outdoor space with a deck for summer evenings, family time, or casual entertaining. The location is one of the strongest features. Set in the desirable community of Scenic Acres, this property is within walking distance to Crowfoot CTrain Station and nearby shopping, restaurants, services, and everyday amenities. Whether commuting, running errands, getting kids to activities, or simply enjoying the convenience of northwest Calgary living, this home offers a rare combination of space, function, and location.