



**GRASSROOTS**  
REALTY GROUP

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**40 Scenic Place NW**  
**Calgary, Alberta**

**MLS # A2326223**



**\$649,000**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,056 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn, Level, Low Maintenance Landscape, Pie Shaped Lot, See		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Natural Woodwork, No Animal Home, Vaulted Ceiling(s)		

**Inclusions:** N/A

IDEAL Scenic Acres Location - Loved Family Home - Excellent Floor Plan - Generous Pie Lot - If you are looking for an opportunity to move to an ideal Scenic Acres location this is your new home. The property features a great floor plan with 4 bedrooms above grade (4th bedroom on the main floor, ideal for guests or family, can also easily be used as an office); large dining room for family gatherings, a living room with vaulted ceilings that will comfortably accommodate your pianist or cellist and an OPEN CONCEPT family room / breakfast nook / kitchen. The main floor is complete with: access to the large yard and deck, great for your favourite four legged friend, gardening and entertaining, a half bath and a large laundry room. Upstairs, the open to below staircase highlights the generous vestibule while all three bedrooms are ready to be a comfortable place of rest for a new family. Finally, inspire the completion of the basement to accommodate your lifestyle. Great amenities are all a short walk or drive including pathways, schools, public transportation, shopping, Crowfoot Mall and the Bow River. Book a Tour Today!