



GRASSROOTS
REALTY GROUP

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**146 Scenic View Close
Calgary, Alberta**

MLS # A2328540



\$887,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,245 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Gentle Sloping, Landscaped, Low Maintenance Landscape, Many		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this exceptional walkout home nestled on a quiet street in the highly sought-after community of Scenic Acres. Backing directly onto a park with no front-facing homes, this beautifully maintained residence offers over 3,200 sq. ft. of developed living space, featuring 5 bedrooms and 3.5 bathrooms designed for comfortable family living. The bright, open-concept layout showcases soaring ceilings, hardwood floors, a spacious family room with a gas fireplace, and a private main-floor office with custom built-ins. The updated maple kitchen is equipped with granite countertops, a gas cooktop, Bosch dishwasher, Fulgor Milano built-in oven, walk-in pantry, and a sunny breakfast nook overlooking the landscaped backyard. Upstairs, the generous primary retreat offers a sitting area, walk-in closet, and luxurious 5-piece ensuite, while the fully finished walkout basement provides a fifth bedroom, full bath, expansive recreation room with fireplace, wet bar, and abundant storage. Additional features include central air conditioning, a heated double attached garage, stamped concrete driveway, phantom screens, built-in awning, and a smoke-free, pet-free interior. Ideally located within walking distance to schools, Crowfoot LRT, the YMCA, library, shopping, and extensive walking and biking pathways, this home perfectly combines privacy, convenience, and an unbeatable Northwest Calgary lifestyle. NO POLY B!!!