



GRASSROOTS
REALTY GROUP

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307 Schooner Landing NW
Calgary, Alberta

MLS # A2329631



\$825,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,656 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Treed		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Bar, Open Floorplan, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Fridge in basement

This elegant and timeless walkout bungalow is tucked away on a quiet cul-de-sac in the highly sought after community of Scenic Acres. Offering over 1,600 sq. ft. above grade and just under 2800 square feet of total living space this beautifully maintained home showcases true pride of ownership, a thoughtfully designed floor plan, and an incredible setting surrounded by mature landscaping. The bright and inviting main floor is highlighted by soaring vaulted ceilings and an open-concept design. A formal dining room flows seamlessly into the spacious living room, where a cozy wood burning fireplace creates the perfect gathering space. At the heart of the home is the well-appointed kitchen, complete with a central island, stainless steel appliances, corner pantry, and an adjoining breakfast nook with access to the maintenance-free deck overlooking the beautifully landscaped backyard. Surrounded by mature trees and shrubs, this private outdoor space is the perfect place to relax or entertain. The spacious primary retreat features vaulted ceilings, a walk-in closet, and a full ensuite. A second bedroom, dedicated den/home office, full bathroom, and convenient main floor laundry with direct access to the attached garage complete the main level. The fully finished walkout basement offers exceptional additional living space, featuring a large family/media room with a gas fireplace, a wet bar, an additional bedroom, and a full bathroom. You'll also find a versatile craft room or second office, along with a generous utility room offering excellent storage and workspace for hobbies or projects. Outside is finished with an exposed aggregate pathway leading to the private established backyard with lower patio and the upper deck has an awning for those sunny summer days. Ideally located in one of Northwest Calgary's most desirable communities, Scenic Acres offers excellent

schools, parks, walking paths, and easy access to Crowchild Trail, Stoney Trail, Crowfoot Crossing, and the Crowfoot LRT Station. This is a rare opportunity to own a spacious walkout bungalow in an exceptional location. Click on the media link for the video tour or book your private showing today!