



GRASSROOTS
REALTY GROUP

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31 Scenic Cove Place NW
Calgary, Alberta

MLS # A2333634



\$820,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,692 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	Shed (2)		

Welcome to this exceptional 4 bedroom, 3 bathroom home nestled on a quiet cul de sac in the highly desirable community of Scenic Acres. Set on an impressive pie shaped lot, this property offers a beautifully landscaped backyard with mature trees, established gardens, a thriving vegetable garden, and plenty of room to relax, entertain, or let the kids play. Inside, you'll find bright, spacious living areas filled with natural light from the many large windows, most of which have been upgraded to triple pane. The spacious living room provides an inviting place to gather, while the cozy family room is centred around a classic brick woodburning fireplace. The kitchen is designed for those who love to cook, featuring a gas cooktop and excellent workspace. Renovated bathrooms add a fresh, modern touch, and central air conditioning keeps the home comfortable all summer long. Storage is abundant throughout. The oversized double attached garage and massive crawl space offer exceptional storage for seasonal items and everything in between. The hot water tank was replaced approximately seven years ago, adding extra peace of mind. The location truly sets this home apart. Just a short walk to the C Train station and close to excellent schools, parks, pathways, shopping, restaurants, and every amenity you could need, Scenic Acres remains one of Northwest Calgary's most sought after communities. Combining an outstanding location, an incredible lot, and a well cared for home with thoughtful updates, this is a rare opportunity you will not want to miss.