



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

123 Schubert Hill NW
Calgary, Alberta

MLS # A2334991



\$875,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,803 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, No Back Lane, Pie Shaped Lot		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

You can tell this home has been well cared for and once you step inside, it only gets better with the recent renovations. It's warm, inviting, and designed for both everyday living and entertaining. This 2 storey split offers a layout that flows effortlessly. The front entrance opens into a bright and airy living space, where vaulted ceilings and large windows bring in tons of natural light. Just off the living room, the dining area creates a great space to host. The kitchen is the heart of the home featuring a large island with quartz countertops, stainless steel appliances, a corner pantry, and plenty of cabinet space, the kitchen looks out over the backyard with easy access to the deck perfect for summer BBQs. Upstairs, you'll find three well sized bedrooms with ample closet space, along with an updated 4 piece bathroom finished with modern tile and quartz. The primary bedroom feels like a true retreat, offering lots of space, a walk-in closet, and a private ensuite with clean, contemporary finishes. The fully finished basement adds even more versatility, with a large rec space that can be used for movie nights, a home gym, or a play area. There's also a generous fourth bedroom and another full bathroom with heated tile floors great for guests or growing families. The furnace was replaced just 3 years ago, giving you added comfort and peace of mind. The backyard is truly something special spacious and surrounded by mature trees, it feels like your own private escape. A home that truly checks all the boxes come see it for yourself.