



GRASSROOTS
REALTY GROUP

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122 Sceptre Close NW
Calgary, Alberta

MLS # A2336026



\$849,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,996 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Dog Run		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: Dishwasher, Fridge, Washer, Dryer, Stove, Range Hood, Oven, Window Coverings, Shelves in the garage, Ceiling Fans

PRICE IMPROVEMENT!!!!... Mountain views, thoughtful renovations, a private tree-lined backyard, and exceptional connectivity come together at 122 Sceptre Close NW. Tucked away on a quiet cul-de-sac and positioned on a desirable corner, pie-shaped lot, this beautifully updated 4-bedroom, 3-bathroom home offers a wonderful blend of comfort, privacy, and convenience in Scenic Acres. The heart of the home is a fully renovated premium kitchen featuring elegant Nuvolato quartz countertops and backsplash, under-counter lighting, and beautiful finishes that make everyday living and entertaining equally enjoyable. All bathrooms have also been thoughtfully renovated with premium finishes, complemented by new flooring throughout the main and upper levels. A new roof with roof replacement certificate adds valuable peace of mind. Step outside to a private backyard framed by mature trees and newly installed, beautifully maintained sod. The deck and patio create inviting spaces for morning coffee, summer gatherings, or quiet evenings, while the dedicated dog run is perfect for four-legged family members. Beyond the property, enjoy easy access to parks, playgrounds, walking trails, pathways, and green spaces. The location also makes getting around Calgary convenient, with quick access to Stoney Trail and major routes connecting you to shopping, schools, recreation, downtown, and communities throughout the city. The walkout basement offers even more potential, with a partially finished lower level ready for a home gym, recreation space, or additional living area, plus plenty of opportunity to customize it to your needs. Beautifully renovated and thoughtfully positioned, this Scenic Acres home offers the best of both worlds: a peaceful cul-de-sac setting with the convenience of being well connected to everything Calgary has to offer. Come see why

122 Sceptre Close NW could be the place to call home.