



GRASSROOTS
REALTY GROUP

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70 Schooner Close NW
Calgary, Alberta

MLS # A2342726



\$649,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,900 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Skylight(s)		

Inclusions:	N/A
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New Price! WELCOME TO 70 SCHOONER CLOSE NW — SCENIC ACRES: Rarely do homes with this much space and functionality hit the market! Offering over 2,100 square feet of developed living space, this property features 5 bedrooms total, 3.5 bathrooms, and is perfectly tailored for a growing family. THE ULTIMATE FAMILY SETUP — 4 BEDROOMS UPSTAIRS: A hard-to-find feature for large families, the upper level boasts four generously proportioned bedrooms and two full bathrooms, keeping everyone close on the same floor. In total, the home includes 5 bedrooms (4 upper, 1 lower non-egress). SPACIOUS MAIN FLOOR: The sun-drenched main floor features an open-concept layout with two separate living areas and a dedicated dining space. The full basement, partially finished with a full bathroom, the 5th bedroom with a non-egress window, and additional space for future development. RECENT UPDATES: Enjoy added peace of mind with brand-new kitchen appliances and complete replacement of the Poly-B plumbing this year. PRIME LOCATION: Located in family-friendly Scenic Acres, close to schools, parks, transit, and major roadways. Book your showing today!