



GRASSROOTS
REALTY GROUP

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209 schubert Place NW
Calgary, Alberta

MLS # A2346931



\$749,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,231 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscape, No Back L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows		

Inclusions: N/A

Tucked away on a quiet street in the sought-after NW community of Scenic Acres, this beautifully maintained two-storey home offers a wonderful combination of thoughtful updates, generous living spaces and an exceptional backyard setting. Step inside to a bright, welcoming foyer with soaring ceilings, double front coat closets and a stunning solid oak staircase, complemented by brand new hardwood flooring throughout and new windows that fill the home with natural light. The main floor offers plenty of space for everyday living and entertaining, with a formal front living room and dining room alongside a comfortable family room featuring beautiful solid wood built-ins and a new gas fireplace insert. The cozy kitchen includes a corner pantry, plenty of workspace and windows overlooking the backyard, while the adjoining dining area provides direct access to an impressive covered deck—perfect for extending your outdoor living season. One of the standout features of this property is the backyard orientation. Rather than looking directly into neighbouring homes, the yard is positioned to overlook surrounding backyards, creating an open and private-feeling outlook that is increasingly hard to find. Completing the main level is a convenient 2-piece bathroom and a separate laundry room with direct access to the attached double garage. Upstairs you’ll find four generously sized bedrooms, including a spacious primary retreat with a massive walk-in closet and private ensuite featuring a jetted tub and separate shower. An additional 4-piece bathroom serves the remaining three bedrooms, making this upper level exceptionally functional for a growing family. The basement offers even more flexibility, with a fully finished recreation room providing additional living space while the remaining portion is ready for you to customize to

suit your needs. There is also plenty of storage along with the mechanical room. With significant updates already completed, an incredibly functional floor plan, four bedrooms upstairs, multiple living spaces, a beautiful covered deck and a truly special backyard setting, this Scenic Acres home offers an incredible opportunity to settle into one of NW Calgary's established and desirable communities. Enjoy convenient access to neighbourhood parks, playgrounds and an extensive pathway system, along with nearby schools including Scenic Acres School and Monsignor E.L. Doyle Elementary. Crowfoot Crossing is just minutes away, offering an excellent selection of shopping, restaurants, services and entertainment, while the Crowfoot CTrain Station provides an easy connection throughout the city. With quick access to Crowchild Trail, Stoney Trail and Nose Hill Drive, commuting around Calgary or heading west toward the mountains is a breeze.