



GRASSROOTS
REALTY GROUP

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122 Sceptre Close NW
Calgary, Alberta

MLS # A2350033



\$829,900

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:	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, Electric Range, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Ceiling Fan(s)

Imagine waking up each morning to beautiful mountain views, enjoying your coffee surrounded by mature trees, and ending the day with a peaceful walk through one of Calgary's most welcoming communities. At 122 Sceptre Close NW, you are not simply buying a home; you are stepping into a genuinely special lifestyle. After loving this home and Scenic Acres, the seller will especially miss the feeling of peace, space and connection that comes from living here. The mountain views are a daily reminder of how fortunate it is to call this place home, while the mature trees, green spaces, walking paths and nearby off-leash areas create a wonderful setting for enjoying the outdoors. Quiet streets, a welcoming community and convenient access to major routes make Scenic Acres a place that is easy to love and difficult to leave. Tucked away on a quiet cul-de-sac and ideally positioned on a corner, pie-shaped lot, this thoughtfully updated 4-bedroom, 3-bathroom home offers privacy, comfort and thoughtful design. At the heart of the home is a stunningly renovated premium kitchen featuring Nuvolato quartz countertops and backsplash, under-counter lighting and beautiful finishes (2025). Whether you are enjoying a quiet morning coffee, preparing dinner for family, or gathering with friends, this kitchen is designed to be lived in and loved. All bathrooms have been thoughtfully renovated with premium finishes, complemented by new flooring throughout the main and upper levels (2025) and a new roof with roof replacement certificate (2026). Step outside and discover a private backyard framed by mature trees, with newly installed, beautifully maintained sod (2026), a deck and patio for relaxing or entertaining, and a dedicated dog run for your four-legged family members. Here, everyday moments can feel a little more special, whether it is morning coffee in the sunshine, summer

evenings with friends or a quiet moment at the end of the day. Beyond the property, Scenic Acres offers the kind of lifestyle buyers dream about: parks, playgrounds, walking paths, green spaces and off-leash areas, all within a peaceful neighbourhood setting. Enjoy the outdoors, take a leisurely evening stroll and still have convenient access to Stoney Trail and major routes. The walkout basement offers a world of possibilities, ready to be transformed into a space that reflects your lifestyle and imagination. With one existing bedroom and plumbing rough-ins already in place, the partially finished lower level provides an exciting opportunity for future development. Imagine creating a home gym, cozy family retreat, creative studio, additional living space, or exploring potential rental or income-generating opportunities, subject to applicable permits, zoning and approvals. A flexible space with room to grow, customize and make truly your own. Some homes simply check all the boxes. Others leave you with a feeling the moment you walk through the door. 122 Sceptre Close NW is that kind of home. Call for more info