



# 307 Schubert Place Calgary Alberta

\$739,000

Charming Two-Storey Home on Quiet Cul-de-Sac in Desirable Scenic Acres. Nestled in the sought-after community of Scenic Acres, this lovely family home combines classic charm with modern comfort. Boasting an array of desirable features including central air, this property is ideal for families seeking space, comfort and convenience. This is a no-pet, no smoking house. LAYOUT: a generous floor plan with excellent room proportions over 2,550 sq. ft. of living space, provides ample space for living, dining and entertaining. Large windows flood the interior with natural light, creating a warm and inviting atmosphere throughout. ROOMS: Greeting you inside the generous entry area is a large living room / dining combination and staircase leading to the second floor. The gleaming hardwood floors are accented with wood trim throughout. The eat-in kitchen offers plenty of cupboards, a corner pantry with wood shelving, stainless and black appliances, double sink and working island with a great view of the mature, landscaped back yard. Adjacent to the kitchen is a relaxing family room with a gas fireplace for family gathering. The upper level features a generous primary suite with walk-in closet and a 4-piece ensuite which includes a jetted tub and step-in shower. This level also hosts another 4-piece bath and two more good sized bedrooms, both with double closets. Additional convenience is offered by a main floor laundry and mud room leading to the insulated double garage. The fully finished lower level offers comfort and privacy with a large family room with multiple windows plus a flex room, great as an office or for crafts. With modifications to the window, this could be a fourth bedroom. Another 4-piece bath completes this area. MECHANICALS: You will be happy see a fairly new high efficiency furnace with central air conditioning (2023) and a 50 gal. hot water tank. EXTERIO...

4pc Bathroom .67 Ft x 7.25 Ft  
 4pc Bathroom 11.33 Ft x .50 Ft  
 Primary Bedroom 12.00 Ft x 13.67 Ft  
 Bedroom 12.25 Ft x 11.67 Ft  
 Bedroom 9.00 Ft x 12.50 Ft  
 4pc Bathroom 4.92 Ft x 7.42 Ft

2pc Bathroom 16.40 Ft x 4.83 Ft  
 Family room 12.00 Ft x 13.42 Ft  
 Living room 12.25 Ft x 14.08 Ft  
 Dining room 13.75 Ft x 7.42 Ft  
 Laundry room 11.33 Ft x 10.50 Ft

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Listing Presented By:



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