



416 Scenic View Bay Calgary Alberta

\$855,000

This stunning 2-story family home, nestled on a quiet cul-de-sac with no through traffic, is the perfect retreat for a growing family, over 3000sqft of living space, offering 3+1 bedrooms, 3.5 baths, and a fully developed walk-out basement on an expansive pie-shaped lot. The bright and inviting main floor showcases easy-to-maintain laminate flooring throughout, a very functional open concept floor plan, and large south-facing windows overlooking your private backyard oasis. Need a home office or playroom? The main-floor flex room has you covered! Step outside to the raised deck, featuring upgraded maintenance-free vinyl flooring and glass panel railings, offering sweeping, unobstructed views of the lush backyard and peaceful greenspace - ideal for morning coffee or lively summer BBQs. Upstairs, the master bedroom is a sanctuary with grand double French doors, abundant natural light, and an upgraded spa-inspired ensuite with dual sinks, a corner tub, a beautiful shower, built-in vanity unit and charming views from big windows. Two additional spacious bedrooms and a full guest bath complete the upper level. The bright walk-out basement is designed for entertaining, offering a cozy family room featuring a second fireplace, a bar with built-in cabinetry, a full bathroom, and a large bedroom. The fully landscaped south-facing backyard is a kid's paradise and your personal slice of tranquility, complete with mature trees and a patio area. Additional perks include an insulated double garage, a radon gas mitigation system and several recently replaced big ticket items: furnace, hot water tank, appliances, carpet, and roof. The location is unbeatable with short distance to Crowfoot LRT, a greenspace, an off-leash dog park with stunning views of the Rockies, and top-rated Catholic and public schools. With exceptional features and a prime location, this home is truly a must-s...

3pc Bathroom 7.92 Ft x 8.17 Ft
 Other 10.00 Ft x 12.08 Ft
 Bedroom 14.08 Ft x 10.42 Ft
 Recreational, Games room 22.17 Ft x 18.42 Ft
 Den 15.17 Ft x 11.33 Ft
 2pc Bathroom 6.83 Ft x 3.00 Ft

Laundry room 7.17 Ft x 8.67 Ft
 Great room 12.08 Ft x 12.00 Ft
 Living room 13.00 Ft x 12.75 Ft
 Office 10.08 Ft x 10.42 Ft
 4pc Bathroom 8.50 Ft x 4.92 Ft
 5pc Bathroom 11.17 Ft x 14.25 Ft

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**RE/MAX REAL ESTATE
(CENTRAL)**

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Breakfast 9.08 Ft x 6.00 Ft

Dining room 13.58 Ft x 9.75 Ft

Kitchen 19.67 Ft x 14.75 Ft

Bedroom 12.08 Ft x 11.33 Ft

Bedroom 10.08 Ft x 11.33 Ft

Primary Bedroom 12.33 Ft x 15.75 Ft