



## 46 Scenic Park Crescent Calgary Alberta

\$899,900

Location, Location this incredible home with oversized garage is situated on a Huge pie lot in a quiet cul-de-sac that faces a greenspace! Upgraded & Renovated this must be seen. MAJOR IMPROVEMENTS include: PolyB replaced, Shingles are 3 years old; 2 H.E. Furnaces-2014; Windows/sills resealed & repainted as needed. Seller offers \$5k flooring Credit for you to customize basement flooring. Step into the designated tile entryway offering a dual sided closet sharing with the garage entry. Sunken living room with bay windows to enjoy the natural light. Hardwood floors span here & through the dining area. Head back to the stunning kitchen featuring newer upper white cabinetry with lower "thunder-grey" stained oak cabinetry to make an impressive dual toned contrast. Tons of quartz countertops including island. Modern subway tile backsplash is sure to please as is the dual sink with pull out sink & stainless steel appliances. Matching blue-grey tile flooring continues in the kitchen & eating area the perfect size for your table set. A seamless transition to hardwood flooring in the family room create a wonderful open concept in your main living area. Centrally located is the cozy fireplace. Twin bookshelves on either side have been re-stained to provide a modern look. Follow the hallway to find a main floor den, ideal if needing a main floor bedroom (just add wardrobe) or home office. The beautifully renovated 2pc powder room is next with pocket door to the laundry room with folding table/shelving. The 21'x23' garage entrance is right by the bathroom. As you head up the stunning central staircase you note the plush newer carpet + the knockdown ceilings & modern lighting. Upstairs you immediately find the large gorgeous reno'd main bath with vinyl flooring, re-stained built-in drawer/countertop with shelving too. Beautiful tiled shower/tub combo. Quartz countertop too. The ...

Recreational, Games room 22.83 Ft x 14.58 Ft

Bedroom 10.00 Ft x 13.58 Ft

3pc Bathroom 10.75 Ft x 8.08 Ft

Storage 20.75 Ft x 33.75 Ft

Cold room 6.83 Ft x 10.08 Ft

Living room 12.17 Ft x 15.50 Ft

Family room 14.42 Ft x 17.00 Ft

2pc Bathroom 4.25 Ft x 8.42 Ft

Laundry room 5.33 Ft x 8.42 Ft

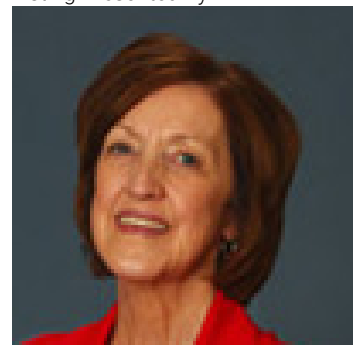
Den 11.00 Ft x 11.08 Ft

Primary Bedroom 14.25 Ft x 21.00 Ft

4pc Bathroom 9.00 Ft x 10.33 Ft

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Listing Presented By:



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CIR

REALTY

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Dining room 16.42 Ft x 14.83 Ft

Kitchen 9.58 Ft x 13.00 Ft

Breakfast 9.00 Ft x 15.00 Ft

Bedroom 12.08 Ft x 12.58 Ft

Bedroom 12.17 Ft x 12.67 Ft

4pc Bathroom 11.00 Ft x 7.67 Ft