



# 212 Scenic Acres Terrace Calgary Alberta

\$549,900

Outstanding value here in the SCENIC ACRES TERRACE townhome project in this popular family community, just steps to the Crowchild Twin Arena & only minutes to Crowfoot Centre & schools. Available for quick possession, this beautiful two storey walkout enjoys brand new interior paint & flooring (carpets & vinyl plank), 3 bedrooms, 3.5 bathrooms & wonderful mountain views. Warm & inviting floorplan featuring great-sized dining room with wall of windows, huge living room with gas fireplace & spacious kitchen with loads of cabinet space & black appliances. Upstairs there are 3 lovely bedrooms & 2 full baths; the master has a large walk-in closet, views of the mountains & updated ensuite with granite-topped vanity & oversized glass shower with built-in bench. The walkout level is finished with a big rec room area with access to the covered backyard patio, laundry room with sink, bathroom with steam shower & lots of extra space for storage. Single attached garage with built-in cabinets, roughed-in vacuflro, underground sprinklers & an amazing Southwest-facing balcony overlooking the backyard & mature trees. Monthly condo fees include grass cutting & snow removal. Top-notch location within minutes to bus stops & neighbourhood parks, shopping & quick easy access to Bowness Park, Nose Hill Drive, Crowchild & Stoney Trails. (id:6769)

3pc Bathroom Measurements not available  
 Recreational, Games room 19.67 Ft x 17.00 Ft  
 Laundry room 8.92 Ft x 5.08 Ft  
 2pc Bathroom Measurements not available  
 Living room 20.33 Ft x 15.33 Ft  
 Dining room 14.08 Ft x 10.25 Ft

Kitchen 14.08 Ft x 12.00 Ft  
 4pc Bathroom Measurements not available  
 3pc Bathroom Measurements not available  
 Primary Bedroom 13.25 Ft x 12.50 Ft  
 Bedroom 11.50 Ft x 9.92 Ft  
 Bedroom 10.67 Ft x 9.83 Ft

Listing Presented By:



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