



256 Scenic Way Calgary Alberta

\$725,000

Welcome to Scenic Acres - one of NW Calgary's most desirable communities. With top-rated schools, playgrounds, the community centre, and scenic pathways just across the street, everything you need is right at your doorstep. Plus, you're only minutes from Crowfoot LRT, shopping, and major routes. This charming and well-cared-for 2-storey home offers over 2,500 sq ft of comfortable living space, a double attached garage, and a practical layout design for everyday life. The main level welcomes you with light maple hardwood floors and a granite-tiled foyer that opens into a spacious living and dining area, complete with a cozy wood-burning fireplace with gas log lighter. A large home office, functional kitchen, and bright sunroom complete the main floor--where large windows overlook the backyard and fill the space with natural light throughout the day. Upstairs, you'll find three generously sized bedrooms--ideal for a growing family. The primary suite features two walk-in closets and an updated 4-piece ensuite. Downstairs, the fully finished basement adds even more versatility with a flex room, spacious laundry area, a fourth bedroom, a full 4-piece bathroom, and ample storage space. This Scenic Acres gem is ready to welcome its next family, don't miss your chance to live in one of Calgary's most sought after NW communities. Book your private tour today! (id:6769)

3pc Bathroom 5.25 Ft x 4.92 Ft
Bedroom 12.00 Ft x 14.25 Ft
Laundry room 16.08 Ft x 8.00 Ft
Family room 10.50 Ft x 18.17 Ft
Storage 13.42 Ft x 9.00 Ft
Furnace 12.50 Ft x 6.33 Ft
2pc Bathroom 6.83 Ft x 3.08 Ft
Dining room 18.83 Ft x 11.00 Ft
Foyer 5.08 Ft x 6.83 Ft
Kitchen 10.08 Ft x 9.50 Ft

Living room 11.17 Ft x 17.92 Ft
Office 9.83 Ft x 11.58 Ft
Sunroom 19.08 Ft x 9.42 Ft
4pc Bathroom 4.92 Ft x 7.67 Ft
4pc Bathroom 5.00 Ft x 7.67 Ft
Bedroom 13.83 Ft x 15.67 Ft
Bedroom 11.75 Ft x 10.08 Ft
Primary Bedroom 11.08 Ft x 21.00 Ft
Other 5.67 Ft x 7.75 Ft

Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca