



31 Scenic Park Crescent Calgary Alberta

\$1,199,900

Nestled on a quiet crescent in the established community of Scenic Acres, this charming bungalow has been beautifully renovated & offers over 3300 sq ft of developed living space, including a FULLY DEVELOPED WALK-OUT BASEMENT. The airy main level presents luxury vinyl plank flooring & is drenched in natural light, showcasing a formal dining room with stunning floor to ceiling fireplace & ample space to host family & friends. The kitchen has been fully updated & is tastefully finished with quartz countertops, oversized island/eating bar, new cabinets & new appliances. Enjoy entertaining or family time in the spacious living room that's anchored by a feature wall with fireplace. The main level primary retreat is a true private oasis, boasting a custom walk-in closet & luxurious 5 piece ensuite with dual sinks, relaxing freestanding soaker tub & oversized shower. A private den/office with barn door is tucked away just off the foyer, which could also be used as a second main floor bedroom. Completing the main level is a 2 piece powder room & laundry room also equipped with a handy dog wash shower. Descend the staircase with new glass stair rails to the fully developed walk-out basement with new carpet, featuring a large family room with electric fireplace, built-ins & wet bar plus a well-designed media room. Two additional bedrooms & a 4 piece bath with dual sinks are the finishing touches to the basement development. Other notable features include 2 A/C units, 2 furnaces, central vacuum system, 6" baseboards, floating shelves & slat wall features throughout, BRAND NEW ROOF & WINDOWS, Poly-B replaced with PEX, knockdown ceilings, fresh paint inside & out & new oversized windows. Outside, enjoy the double attached front garage & updated professionally landscaped yards & irrigation system, including a sunny southeast back yard with upper deck with new glass railing & low...

Family room 16.33 Ft x 14.92 Ft

Recreational, Games room 20.42 Ft x 15.75 Ft

Other 8.92 Ft x 7.92 Ft

Furnace 19.33 Ft x 13.67 Ft

Bedroom 13.58 Ft x 10.67 Ft

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Dining room 13.50 Ft x 13.17 Ft

Living room 16.92 Ft x 14.92 Ft

Office 13.92 Ft x 10.92 Ft

Laundry room 10.67 Ft x 6.17 Ft

Primary Bedroom 14.58 Ft x 13.25 Ft

2pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



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4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Kitchen 16.92 Ft x 10.92 Ft