



## 31 Scenic Ridge Crescent Calgary Alberta

\$750,000

**\*\* BEAUTIFUL Walk-Out Bungalow \*\*** in estate area of Scenic Acres, close to the community parks, the ravine path system, Twin Arenas and so much more. **\*\* VERY** quick access to Crowfoot Shopping Centre, Bowness -- Baker & Bowmont PARKS, the LRT station and several major traffic arteries. This corner lot has additional parking, and it has a large "RV pad" for your trailer and/or outdoor toys. **\*\*** When stepping into the entrance - you are greeted to a spacious front room with gleaming hardwood floors, VAULTED ceilings and a warm & cozy fireplace -and- a formal dining room - great for family dining or those special occasions. **\*\*** The kitchen is bright and airy with tons of natural light, a serving island, an eating nook with direct access to the huge "SUNNY SOUTH" deck area. It features upgraded granite counter tops and Stainless-Steel appliance package. **\*\*** Down the hall is a great master bedroom with a SPACIOUS ensuite featuring a corner soaker tub PLUS a separate shower and a good size WALK-IN closet. The secondary bedroom is a nice size with ample closet space -and- the main bathroom features a Step-In Tub. The MAIN FLOOR LAUNDRY and back entry are spacious and have space for that extra fridge/freezer. **\*\*** Going down the elegant centre staircase you enter a very large family -and- games room area with a wet bar, tons of quality bookshelves and custom woodwork. This room is very bright and airy with SUNNY SOUTH exposure and patio doors to a VERY private patio area and backyard oasis. There is a large secondary bedroom with ample closet and a full 4 pce bathroom. In addition, this home has TONS of storage and extra shelving. **\*\* NOTE:** with all the changes to the City of Calgary - this property could possibly be adapted to have a SECONDARY Suite and/or nanny quarters. (must meet City of Calgary zoning and development guidelines) **\*\* CHECK-it-OUT \*\*** (id:6769)

Family room 39.67 Ft x 14.25 Ft

Bedroom 13.83 Ft x 10.42 Ft

Bedroom 12.50 Ft x 9.92 Ft

Storage 28.25 Ft x 12.67 Ft

4pc Bathroom 8.58 Ft x 6.50 Ft

Living room 16.75 Ft x 13.17 Ft

Other 17.17 Ft x 14.17 Ft

Primary Bedroom 15.17 Ft x 13.50 Ft

Bedroom 11.50 Ft x 10.00 Ft

Laundry room 10.00 Ft x 8.92 Ft

4pc Bathroom 9.67 Ft x 4.92 Ft

4pc Bathroom 10.08 Ft x 8.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Dining room 14.75 Ft x 11.25 Ft