



# 111 Schubert Place Calgary Alberta

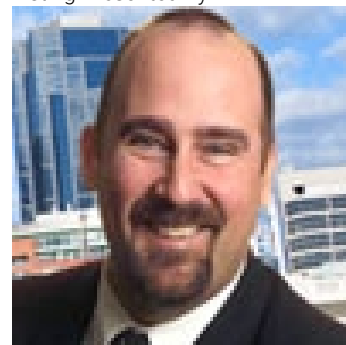
\$779,900

Walking distance to a linear park & just minutes to neighbourhood schools & shopping is this warm & inviting two storey walkout...here on this quiet cul-de-sac in the popular family community of Scenic Acres. Available for quick possession, this fully finished home enjoys 3 bedrooms + den, central air & 2 gas fireplaces, gleaming hardwood floors & fenced South backyard with greenhouse. With over 3000sqft of living space, this wonderful home has a terrific traditional floorplan featuring spacious living room with bay window, formal dining room with alcove for your china cabinet & inviting family room with wood feature wall & gas fireplace. The eat-in oak kitchen has tile floors & walk-in pantry, phone desk & Kenmore stainless steel appliances, & access onto the large deck with pergola. Upstairs there are 3 great-sized bedrooms & 2 full bathrooms - highlighted by the primary bedroom with bay window & mountain views, walk-in closet & jetted tub ensuite with separate shower & tile floors. The walkout level is beautifully finished with games room area, rec room with thermostat-controlled gas fireplace, office/gym/guest bedroom & another full bathroom. Main floor home office & laundry with KitchenAid washer & dryer. South backyard is fully fenced & landscaped, complete with covered patio & greenhouse for the greenthumb in the family. Additional features include Hunter Douglas blinds, underground sprinkler system, plenty of extra space for storage, central vacuum system & finished 2 car garage. All of Scenic Acres' neighbourhood amenities are only minutes from your front door...parks & playgrounds, community centre, sports fields & transit (both bus & LRT), & easy access to Nose Hill Drive/Stoney/Crowchild Trails, Crowfoot Centre, major retail centres, hospitals & downtown. (id:6769)

4pc Bathroom Measurements not available  
 Recreational, Games room 32.50 Ft x 25.42 Ft  
 Office 11.08 Ft x 10.08 Ft  
 2pc Bathroom Measurements not available  
 Living room 13.92 Ft x 11.83 Ft  
 Dining room 13.67 Ft x 10.58 Ft  
 Kitchen 17.83 Ft x 16.92 Ft

Den 10.83 Ft x 9.58 Ft  
 Laundry room 9.08 Ft x 7.17 Ft  
 4pc Bathroom Measurements not available  
 4pc Bathroom Measurements not available  
 Primary Bedroom 14.92 Ft x 14.25 Ft  
 Bedroom 12.25 Ft x 9.92 Ft  
 Bedroom 11.67 Ft x 10.25 Ft

Listing Presented By:



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