



## 169 Scenic View Close Calgary Alberta

\$739,000

Welcome to this exceptional former show home, an ideal family haven boasting five spacious bedrooms--three on the upper level and two on the lower level. The home offers a well-designed layout with a separate dining room, family room, and living room, providing ample space for family gatherings and entertainment. The expansive kitchen features an island with seating and room for a kitchen table and chairs, perfect for casual meals and socializing. The fully finished basement maximizes space with two bedrooms, a furnace room, a 3-piece bathroom, and additional storage, along with a large open area ideal for a theatre room or kids' play area. This stunning residence exudes pride of ownership and is nestled on a serene street in the sought-after Scenic Acres community. It's conveniently located just 1.6 km from the Crowfoot LRT, about a 22-minute walk, and is close to top-rated schools, shopping centres, and picturesque parks and green spaces. The home's main level is bathed in natural light, highlighting the gleaming hardwood floors throughout and in the master bedroom. Situated across from a green space that connects to a larger park, it's the perfect setting for children to play and for walking your dogs. Set on a spacious lot with mature trees, this home offers three levels of developed living space and a double attached garage. The main level features a laundry room, a half-bathroom, and a large living room warmed by a gas fireplace. The kitchen has been updated with stainless steel appliances, a gas cooktop, and a separate oven. Noteworthy upgrades include the removal of all Poly-B plumbing pipes, all upper-level windows and rear windows on the main level have been replaced with triple pane windows, a new front door, and a roof that is only nine years old. The high-efficiency furnace, installed in 2019, has been regularly serviced under a maintenance contract. T...

Primary Bedroom 4.88 M x 4.24 M

Bedroom 3.66 M x 3.33 M

Bedroom 3.51 M x 3.33 M

4pc Bathroom 3.86 M x 3.73 M

4pc Bathroom 2.36 M x 1.47 M

Storage 3.30 M x 3.05 M

Bedroom 3.23 M x 2.21 M

3pc Bathroom 2.59 M x 2.16 M

Kitchen 4.09 M x 3.38 M

Breakfast 4.11 M x 2.69 M

Dining room 3.48 M x 2.87 M

Living room 4.75 M x 3.63 M

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

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Furnace 2.62 M x 2.18 M

Other 3.20 M x 3.00 M

Recreational, Games room 5.03 M x 4.65 M

Laundry room 2.95 M x 1.60 M

Bedroom 3.48 M x 3.33 M

2pc Bathroom 2.95 M x 1.50 M