



## 44 Scenic Gardens Calgary Alberta

\$499,900

**\*\*OPEN HOUSE SUN. July 7th, 12-2 pm\*\*.** Welcome to this fantastic corner townhome with close to 2000 sq. ft. of finished living in popular Scenic Acres. Stepping inside you're sure to enjoy the spacious kitchen with a large eating bar and breakfast nook area. The kitchen features loads of counter space and is perfect for large get togethers. Sleek white cabinets and appliances with a new kitchen stove. The main floor powder room is conveniently located off the kitchen. The living room features a beautiful gas fireplace to enjoy on a cold winter evening. There is space for a large dining table near the entrance through the sliding patio doors to the private back deck with glass railings. Travel upstairs to find 2 spacious bedrooms, each featuring their own 4pc ensuite, plus private walk-in closet. A convenient office/ flex room space separating the 2 bedrooms. Downstairs you'll find a fully developed basement with a large family room with a built-in wall unit and room for a games table or workout area. Large laundry room and storage space offers plenty of storage. ?Scenic Gardens is an excellent self managed complex with many recent improvements such as new windows, newer garage doors & newer asphalt shingles for each of the units, plus upgraded Triple pane windows for this unit plus a new High Efficient Furnace. Excellent location close to major transit, including walking distance to the c-train, loads of shopping options, schools & playgrounds. This one is one you're not going to want to miss out on. (id:6769)

Primary Bedroom 12.67 Ft x 11.92 Ft

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Bonus Room 12.67 Ft x 7.92 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

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Other 15.42 Ft x 12.42 Ft

Recreational, Games room 20.42 Ft x 11.83 Ft

Other 13.50 Ft x 10.67 Ft

Kitchen 9.42 Ft x 9.08 Ft

Dining room 10.00 Ft x 8.33 Ft

Living room 12.08 Ft x 12.42 Ft

Other 10.25 Ft x 5.25 Ft

2pc Bathroom 5.92 Ft x 4.83 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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