



51 Scenic Acres Drive Calgary Alberta

\$724,900

This stunning 7-bedroom property includes all furniture and features air conditioning, a walk up basement illegal suite with a separate entrance, and a 24x26 detached garage. Situated on a corner lot, the fully landscaped yard has concrete pathways for easy maintenance. It's an excellent investment opportunity with a finished basement offering 4 bedrooms for flexible rental options, and the main floor providing potential income with 3 bedrooms. The open main floor plan is perfect for entertaining, featuring ample natural light and a gas fireplace. The upgraded luxury kitchen boasts designer stone countertops, mosaic tile backsplash, in-cabinet lighting, stainless steel appliances, a gas cooktop, and a stylish hood fan. The upper level includes a master bedroom with a full ensuite and 2 additional bedrooms. The lower level has a separate walk-up entrance to a landscaped yard with a pond feature. The basement includes 4 spacious bedrooms with large windows and upgraded concrete sidewalks for low maintenance. The 24x26 double detached garage features two 9' doors, insulation, and wiring for 220AC. The mature landscaping includes perennial shrubs, trees, flowers, and an attractive privacy hedge. Conveniently located near the LRT, Crowfoot shopping complex, and other major amenities, this property has seen recent upgrades such as a high-efficiency hot water tank and furnace (2014), new roof (2015), attic insulation, solar power exhaust fans (2019), central air (2015), kitchen renovation (2017), upgraded electrical panel (2017), central vac (2017), raised garden (2018), fish pond and landscape improvements (2018), and a dog-proof front deck with metal rail (2016). SCHEDULE A SHOWING TODAY. (id:6769)

Family room 13.92 Ft x 12.33 Ft
 3pc Bathroom 6.75 Ft x 6.42 Ft
 Bedroom 10.33 Ft x 10.25 Ft
 Bedroom 9.67 Ft x 9.83 Ft
 Bedroom 9.92 Ft x 12.50 Ft
 Kitchen 10.08 Ft x 8.83 Ft
 Bedroom 9.00 Ft x 10.17 Ft

Living room 13.83 Ft x 22.50 Ft
 Other 13.17 Ft x 20.58 Ft
 Other 11.83 Ft x 7.75 Ft
 Bedroom 9.92 Ft x 10.58 Ft
 Primary Bedroom 10.83 Ft x 11.08 Ft
 3pc Bathroom 4.33 Ft x 9.33 Ft
 Bedroom 10.58 Ft x 8.58 Ft

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

Listing Presented By:



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<http://aucticinvestgroup.com/>

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3pc Bathroom 5.83 Ft x 4.83 Ft

4pc Bathroom 4.92 Ft x 10.75 Ft