

107 Scenic Glen Place NW  
Calgary, Alberta

MLS # A2167599



## \$699,900

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,165 sq.ft.	<b>Age:</b>	1985 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Garage Door Opener

Welcome home to family friendly Scenic Acres with easy walk to the Redline LRT. This fully finished 4 level split home has two car front drive garage and a total of 1900 sq ft on 4 levels. located on a peaceful cul de sac with a tranquil park at the end with beautiful flower gardens and your access to the community pathway network. You will love the open concept plan with a front living room, formal dining room and an expansive kitchen with plenty of drawers, upper cupboards and counter space to make any food connoisseur happy. A window seat looks out into the gorgeous back yard oasis with mature trees and perennial garden, the deck outside the patio door is a perfect place to host summer bbq's. On the second level the 4-piece bathroom renovated in 2012 has heated tile flooring, full tile bath surround and updated countertops. The generous primary suite has an updated 2-piece ensuite, also notice the large vinyl windows looking out into the yard. There are two more perfect sized rooms for your littles or guests to enjoy. A few steps from the kitchen a cozy family room with a stone fireplace is waiting for you to kick back and relax while you enjoy a good book or a movie. There is a separate entrance on the 3rd level for easy access to the back yard. The bedroom has a cheater door into a fully renovated 4-piece bath with glass & full tile shower with a rain head and body jets. On the 4th level find a games room and ample storage and laundry team. The furnace and Air Conditioner were replaced in 2022 to ensure the home is comfortable in all seasons. A no maintenance vinyl fence was installed on two sides in 2020. Reasons to love living in Scenic Acres: Easy access to amenities like Winsport Park for athletic enjoyment including skiing; snowboarding; luge; bobsled; Gymnastics, ziplines and more, the Crowchild Twin Arenas, YMCA and Crowfoot Center with all the

Restaurants, Grocery stores and shops you need. Plus, an easy commute with quick access to Stoney Trail & Crowchild Trail, let's not forget walking distance to the train. All this and great neighborhood schools! Don't wait, this home is calling you!