

247 Scenic Way NW
Calgary, Alberta

MLS # A2213436



\$614,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,372 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Wet Bar		

Inclusions: n/a

****Open House Cancelled**** Welcome to 247 Scenic Way NW, a very well maintained home where the unfun stuff of renovations has been done for you!! The siding (2013), roof (2014), driveway (2014), garage floor (2022), fence and low maintenance turf in back yard (2018/19), deck (2017), furnace (2020), hot water tank (2022), and all windows have been replaced with triple paned vinyl windows. There has been additional insulation blown into the attic, and there is a central air filtration system. The washer, dryer and dishwasher have also been replaced in the last few years. The home is air conditioned, perfect for this upcoming summer! There is lovely hard wood flooring on the main and upper floors. The living room features a wood burning fireplace and lovely bay window and is open to the formal dining area. The eat in kitchen has plenty of cupboard space and has access to the back deck. The washer/dryer and half bath complete this level. Upstairs, the large primary suite is complete with a 4 piece ensuite and bay window. There are 2 additional bedrooms and a 4 piece hall bath. The basement is a perfect hangout space, with another fireplace, wet bar, and additional non-conforming bedroom with 2 windows. The back deck is a perfect hang out space with low maintenance turf and no homes directly behind you! There is a single attached garage, with additional parking off the alley - which will fit a large motor home! This home offers easy access to Crowchild Trail, shops and schools. You really must see this home in person to appreciate how well maintained and beautiful it is!