

3 Scenic Glen Gate NW Calgary, Alberta

MLS # A2211182



\$689,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,727 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Street Lighting, Treed		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Chandelier, French Door, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: n/a

Welcome to Scenic Acres-Where Comfort Meets Convenience. Ideally located in the heart of the community this beautifully maintained and upgraded home offers the perfect blend of space, character and affordability. With 4 Spacious bedrooms and 2.5 baths this home is perfectly suited for growing families or anyone looking for flexible, functional living. Step inside and be greeted by a bright and inviting main floor, where large windows fill the space with natural light. The kitchen, nook and family room with wood burning fireplace are perfect for entertaining and living. The kitchen is fresh and updated with plenty of workspace, modern appliances and updated counters and backsplash. Upstairs the 3 generous bedrooms including a renovated 3pc ensuite and full 4pc bathroom will ensure everyone is happy. The finished basement offers another large bedroom, ideal for guests, home office or teenager's retreat. Set on a South facing 5371 sq ft lot this home offers distance from the neighbours and a huge deck to enjoy the sunshine. Whether your hosting a BBQ, gardening or simply reading a book the outdoor space is designed to be enjoyed. Many upgrades have been recently completed such as some windows, doors, flooring, paint and so much more. If you are not already sold the location of Scenic Acres is hard to beat. This home is within walking distance to schools, shopping, parks, arenas, transportation and the list goes on. Call today.