

\$849,900 - 95 Scandia Rise Nw, Calgary

MLS® #A2129481

\$849,900

5 Bedroom, 4.00 Bathroom, 2,601 sqft

Residential on 0.15 Acres

Scenic Acres, Calgary, Alberta

OVER 3,700 SQ FT DEVELOPED |
OVERSIZED DOUBLE GARAGE | HUGE LOT
| CHARMING FLOORPLAN w/ VAULTED
GRAND ENTRY | All in the highly sought after
developed Calgary community 'Scenic Acres' -
where you have a plethora of walking paths,
large trees, great schools, easy transportation,
shopping and so much more.

UPGRADES/FEATURES: 50 yr shingles 2010,
New Deck 2017, water heater 2017, home
theatre system (basement), vaulted grand
entry, 5 beds/3.5 bath, oversized double
garage w/ back door for access, underground
sprinkler system, spiral staircase, crown
moulding, built in wood features and so much
more. This area offers wide streets, big lots,
and mature trees which immediately add to the
charm as you drive up. Heading inside, you'll
be greeted by a grand entryway that is
open-to-above and is further enhanced with a
spiral staircase leading to the second floor.
This home has a one-of-a-kind floor plan that
offers everything a growing family could need,
with an office/den, dining, two living spaces,
and a large kitchen on the main floor. The
kitchen is spacious with white cabinets, an
island and walk-in pantry, making it a great
canvas to work with. Across the kitchen is a
beautiful built-in wood cabinet feature with a
fireplace. The large windows across the back,
sides and front of the home let in tons of
natural sunlight, making the home bright and
inviting. To complete the main floor is a
laundry room and half bath. Head up the spiral



staircase to the second floor and you will find 4 fantastic sized bedrooms, with spacious closets. The primary retreat is where you'll fall in love, as the room is its owners' private quarters with large windows overlooking the beautiful yard and a full size ensuite that boasts a double vanity, shower, tub and a large walk-in closet. The basement is fully finished, allowing its new owners a lot more space to work with and boosting the total square footage to 3700+. The lower level has storage space, a great sized bedroom, full bathroom and a large rec room for enjoyment. The rec room does come with a home theatre system that the sellers will leave for the new owners to enjoy for movie nights! The backyard has a deck, mature trees and feels like its own paradise. With walking paths close by, playgrounds and parks, not to mention a quiet street with great neighbours, this is a fantastic choice for anyone in the market looking for a home they can make their own. This will not last - book your viewing today before... it's gone!

Built in 1993

Essential Information

MLS® #	A2129481
Price	\$849,900
Sold Price	\$852,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,601
Acres	0.15
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Sold
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Community Information

Address	95 Scandia Rise Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3l1v6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Off Street, Oversized

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Dog Run
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 6th, 2024
Days on Market	14
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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