

\$829,900 - 197 Scenic Hill Close Nw, Calgary

MLS® #A2130266

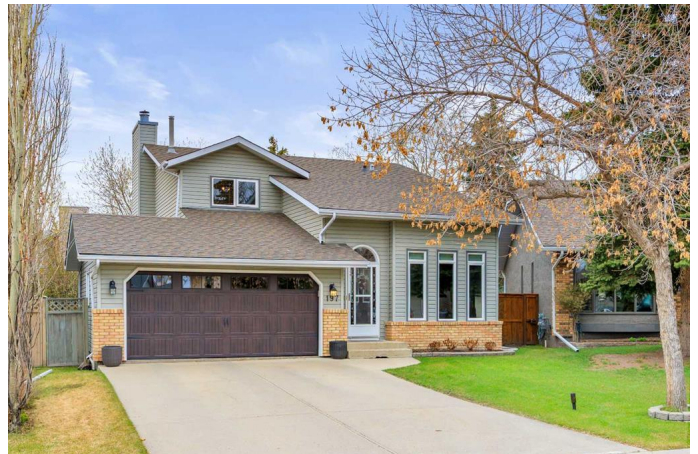
\$829,900

4 Bedroom, 4.00 Bathroom, 1,917 sqft

Residential on 0.13 Acres

Scenic Acres, Calgary, Alberta

Welcome to this beautiful two storey home with a total of 4 bedrooms and 4 bathrooms in the community of Scenic Acres. This home has been kept in pristine condition over the years. Situated on a quiet cul-de-sac facing a park, close to schools, transportation and amenities, this home is perfect for the growing family. Stepping into the foyer, you are met with a bright and open floor plan with vaulted ceilings throughout. The open-concept design effortlessly connects the main living spaces, allowing for seamless blend of entertainment and relaxation. The foyer opens to a large family room and formal dining room that flow together with engineered red oak hardwood flooring throughout. Prepare to be impressed by the newly renovated gourmet kitchen, adorned with quartz countertops, designer tile backsplash and stainless steel appliances. The adjacent dining area and inviting living room with a wood burning fireplace and built-ins, provides the perfect backdrop for hosting gatherings. Venturing through the double French doors off of the living room, you are welcomed with a large deck leading out to a beautifully landscaped west facing backyard complete with lower patio and large shed for all of your storage needs. A two piece powder room and laundry room complete the main floor. A double attached garage can be found through the main level, boasting additional storage space. Upstairs, the large primary bedroom boasts a spacious layout, a renovated 3 piece ensuite bathroom, and a



generous double closet, offering your very own sanctuary to unwind and recharge. Two additional bedrooms and a renovated 4 piece main bathroom can also be found on the second level. The basement boasts a large den with double French doors, perfect for a fourth bedroom or an office. Heading through the basement, you are led to a private hot tub area complete with a 2 piece bathroom and a sauna, perfect for relaxing in what feels like your personal spa. A large family room with a gas fireplace is found just through the hot tub area, making the basement a perfect place for entertaining. The home has been extremely well taken care of with pride of ownership shown throughout. The furnace and hot water tank have recently been replaced, ensuring you peace of mind. Conveniently located in Scenic Acres, this residence offers easy access to schools, transportation, recreational facilities, shopping destinations, and a variety of dining options, providing the perfect balance between suburban tranquility and urban amenities. Exceptional value!

Built in 1986

Essential Information

MLS® #	A2130266
Price	\$829,900
Sold Price	\$830,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,917
Acres	0.13
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Sold
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Community Information

Address	197 Scenic Hill Close Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1P9

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Door Opener

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Open Floorplan, Sauna, Sump Pump(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Misting System, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 24th, 2024
Days on Market	14

Zoning	R-C1
HOA Fees	60.00
HOA Fees Freq.	ANN

Listing Details

Listing Office Greater Property Group

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