

\$769,900 - 108 Scenic Hill Close Nw, Calgary

MLS® #A2134736

\$769,900

3 Bedroom, 3.00 Bathroom, 1,617 sqft
Residential on 0.12 Acres

Scenic Acres, Calgary, Alberta

Welcome to this gorgeous, bright and extensively renovated family home offering over 2,170 sq ft of living space with a very efficient layout drenched in natural light. It is nestled in the safe, friendly and sought-after community of Scenic Acres just steps away from Scurfield Park, Scenic Acres Elementary, Monsignor El Doyle Elementary, Community Association and a short walk to the LRT. The inviting foyer leads into the open main floor concept with stylish dining room and completely remodeled kitchen. The elegant design and functionality truly marry here; soft closing trendy cabinets, glass backsplash, island with double sink, commercial style faucet, granite countertop, stainless steel appliances and two-chair breakfast nook. There is a pantry and additional counter space in the wall section as well as another large pantry with sliding doors in the dining area. You may also appreciate very convenient & easy access to the outdoor sunny cedar deck right off the kitchen area. All that is underlined with solid maple hardwood floor and complemented with half bath adjacent to the spacious laundry with newer Samsung washer/dryer. Moving down to the lower level is a cozy family room with brick fireplace & corner built-in office area. The upper level features a homey living /TV room with a beautiful, vaulted ceiling, newer carpet with eco underlay, new blinds & drapes. The second upper floor presents a spacious master bedroom with four-panel-smoked-glass



sliding-door wardrobe, fully renovated 4 pc ensuite with double vanity and glass shower, two well sized bedrooms and contemporary 2-sink family bath with trendy Venice Mirrors. The partly developed walk-out bsmt is a perfect place to cool down during hot summer days, also creating the opportunity for undisturbed home office work or a recreational / work out space. You may appreciate the generous storage with ample room for your toys & extra stuff. All windows have been replaced except a few, new roof shingles in 2015.

Sunny, west, private & fully fenced backyard with well-maintained green area is perfect for family BBQ & gatherings with friends, also offering plenty of space for gardening or fire pit. It comes with 2-tier cedar / duradek patio & glass railing that is accessible from the kitchen & family room. Don't forget the storage shed and two fruit trees that regularly produce juicy apples. The attached two-car garage can be used as a workshop that also comes with handy loft perfect for storage. Close to transit, shopping, University, Stony Trail, easy escape to Mountains. Book your private showing today!

Built in 1987

Essential Information

MLS® #	A2134736
Price	\$769,900
Sold Price	\$765,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,617
Acres	0.12
Year Built	1987

Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Sold

Community Information

Address	108 Scenic Hill Close Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1P6

Amenities

Amenities	None
Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front

Interior

Interior Features	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Great Room
Has Basement	Yes
Basement	Partially Finished, See Remarks, Walk-Out

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Fruit Trees/Shrub(s), Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, 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	60.00
HOA Fees Freq.	ANN

Listing Details

Listing Office CIR Realty

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