

\$750,000 - 31 Scenic Ridge Crescent Nw, Calgary

MLS® #A2140985

\$750,000

4 Bedroom, 3.00 Bathroom, 1,639 sqft

Residential on 0.13 Acres

Scenic Acres, Calgary, Alberta

**** BEAUTIFUL Walk-Out Bungalow **** in estate area of Scenic Acres, close to the community parks, the ravine path system, Twin Arenas and so much more. **** VERY** quick access to Crowfoot Shopping Centre, Bowness -- Baker & Bowmont PARKS, the LRT station and several major traffic arteries. This corner lot has additional parking, and it has a large **RV pad** for your trailer and/or outdoor toys. ****** When stepping into the entrance - you are greeted to a spacious front room with gleaming hardwood floors, VAULTED ceilings and a warm & cozy fireplace -and- a formal dining room - great for family dining or those special occasions. ****** The kitchen is bright and airy with tons of natural light, a serving island, an eating nook with direct access to the huge **SUNNY SOUTH** deck area. It features upgraded granite counter tops and Stainless-Steel appliance package. ****** Down the hall is a great master bedroom with a SPACIOUS ensuite featuring a corner soaker tub PLUS a separate shower and a good size WALK-IN closet. The secondary bedroom is a nice size with ample closet space -and- the main bathroom features a Step-In Tub. The MAIN FLOOR LAUNDRY and back entry are spacious and have space for that extra fridge/freezer. ****** Going down the elegant centre staircase you enter a very large family **and--** games room area with a wet bar, tons of quality bookshelves and custom woodwork. This room is very bright and airy with **SUNNY SOUTH** exposure and patio doors to a VERY



private patio area and backyard oasis. There is a large secondary bedroom with ample closet and a full 4 pce bathroom. In addition, this home has TONS of storage and extra shelving. ** NOTE: with all the changes to the City of Calgary â€“ this property could possibly be adapted to have a SECONDARY Suite and/or nanny quarters. (must meet City of Calgary zoning and development guidelines) ** CHECK-it-OUT **

Built in 1990

Essential Information

MLS® #	A2140985
Price	\$750,000
Sold Price	\$735,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,639
Acres	0.13
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	31 Scenic Ridge Crescent Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L1V2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Open Floorplan
Appliances	Built-In Electric Range, Bar Fridge, Built-In Freezer, Built-In Gas Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Sloped Down
Roof	Cedar Shake
Construction	Brick, Stucco
Foundation	Wood

Additional Information

Date Listed	August 16th, 2024
Date Sold	October 8th, 2024
Days on Market	53
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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