

\$1,112,500 - 164 Scandia Hill Nw, Calgary

MLS® #A2146982

\$1,112,500

4 Bedroom, 3.00 Bathroom, 1,787 sqft

Residential on 0.15 Acres

Scenic Acres, Calgary, Alberta

Located in the lovely estate area of Scenic Acres and surrounded by parks and pathways this beautiful Albi built WALK OUT bungalow has been updated and renovated over the last 2 years with uncompromising quality. Not your cookie cutter bungalow, you will appreciate the open yet unique floorplan that has been renovated to update for modern function but retain the character of architectural details. The spacious entry area and living room with its vaulted ceilings, archways, skylight and a complete new gas fireplace,(NOT AN INSERT to allow maximum viewing window)(2023)are perfect for entertaining and cozy evenings at home. The entire main floor carpet and lino has been entirely REMOVED and REPLACED with" SITE FINISHED SOLID WHITE OAK HARDWOOD (2022)"creating a seamless design flow. Other updates include a stunning NEW Legacy Kitchen and bathrooms with premium Maple Lacquered Custom Cabinetry. With the sink tucked in the corner of the island the huge entire countertop is freed up for prep work and entertaining space., no competing with dirty dishes. Highlighting the NEW KITCHEN (2022) are the Stunning Satin Finished Maple Cabinets, Bosch INDUCTION Cooktop, dishwasher and Kitchenaid CONVECTION Wall Oven with co-ordinating French door Refrigerator. Finished with white quartz counters the kitchen is a lovely sun filled area to cook in with the 2 Skylights and surrounding windows in the dining room. Plenty of built in storage



contributes to a highly functional chef's kitchen. In addition to the new main floor bath, the pretty ensuite has been updated with a new fully glassed shower, stand alone tub, vanity and heated floor. The spacious primary bedroom with walk in closet has direct access to the deck, a really nice feature in the summer. The main floor laundry is bright and convenient with a sink and lots of storage. In addition to New Paint and baseboards, 99% of POLY B PLUMBING HAS BEEN REMOVED (preventative measure only) and replaced with PEX piping. The huge walkout basement with heated flooring and another fireplace and a wall of windows offers the same natural light that is pervasive in this home. The custom wet bar adds to your entertaining ease. Lots of room to add a pool table. Leading out to the backyard the low maintenance landscaping offers a multitude of perennials and large privacy trees to enjoy in the summer on the patio while inside Air conditioning is welcome on those hot summer days. NEW ROOF in 2023 and the poured concrete ramp running along the steps from the front to the large backyard make your move in so easy ! Excellent shopping at Crowfoot near the LRT and great schools close by! Call your favorite realtor to view!

Built in 1989

Essential Information

MLS® #	A2146982
Price	\$1,112,500
Sold Price	\$1,100,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,787
Acres	0.15
Year Built	1989

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	164 Scandia Hill Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1T8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener

Interior

Interior Features	No Smoking Home, Skylight(s), Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Convection Oven, Dishwasher, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Gas, Gas Log, Glass Doors, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2024
Date Sold	September 7th, 2024
Days on Market	65
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office TREC The Real Estate Company

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