

# \$739,000 - 169 Scenic View Close Nw, Calgary

MLS® #A2154270

**\$739,000**

5 Bedroom, 4.00 Bathroom, 1,981 sqft  
Residential on 0.11 Acres

Scenic Acres, Calgary, Alberta

Welcome to this exceptional former show home, an ideal family haven boasting five spacious bedrooms—three on the upper level and two on the lower level. The home offers a well-designed layout with a separate dining room, family room, and living room, providing ample space for family gatherings and entertainment. The expansive kitchen features an island with seating and room for a kitchen table and chairs, perfect for casual meals and socializing. The fully finished basement maximizes space with two bedrooms, a furnace room, a 3-piece bathroom, and additional storage, along with a large open area ideal for a theatre room or kids' play area. This stunning residence exudes pride of ownership and is nestled on a serene street in the sought-after Scenic Acres community. It's conveniently located just 1.6 km from the Crowfoot LRT, about a 22-minute walk, and is close to top-rated schools, shopping centres, and picturesque parks and green spaces. The home's main level is bathed in natural light, highlighting the gleaming hardwood floors throughout and in the master bedroom. Situated across from a green space that connects to a larger park, it's the perfect setting for children to play and for walking your dogs. Set on a spacious lot with mature trees, this home offers three levels of developed living space and a double attached garage. The main level features a laundry room, a half-bathroom, and a large living room warmed by a gas fireplace. The kitchen has



been updated with stainless steel appliances, a gas cooktop, and a separate oven. Noteworthy upgrades include the removal of all Poly-B plumbing pipes, all upper-level windows and rear windows on the main level have been replaced with triple pane windows, a new front door, and a roof that is only nine years old. The high-efficiency furnace, installed in 2019, has been regularly serviced under a maintenance contract. The backyard is a family’s dream, featuring a new deck, firepit, shed, and playground structure, all enclosed for security and privacy, ensuring a safe and enjoyable space for your children. This home truly offers the perfect blend of comfort, style, and convenience, making it an excellent choice for any family.

Built in 1998

**Essential Information**

MLS® #	A2154270
Price	\$739,000
Sold Price	\$725,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,981
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	169 Scenic View Close Nw
Subdivision	Scenic Acres
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3L 1Z4

### Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Crown Molding, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Suspended Ceiling
Appliances	Dishwasher, Electric Oven, Freezer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Fire Pit, Playground, Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 3rd, 2024
Date Sold	October 17th, 2024
Days on Market	74
Zoning	R-CG
HOA Fees	0.00

### Listing Details

Listing Office	Greater Calgary Real Estate
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