

# \$699,900 - 28 Scenic Hill Close Nw, Calgary

MLS® #A2218935

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,648 sqft

Residential on 0.12 Acres

Scenic Acres, Calgary, Alberta

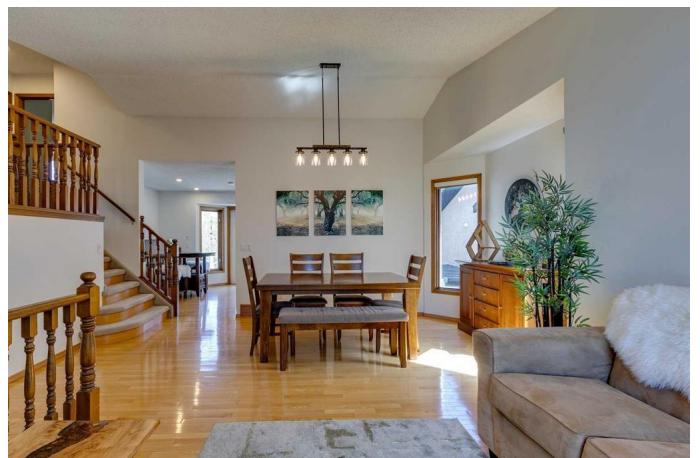
Situated on a quiet cul-de-sac backing green-space, this wonderfully cared-for home is ready to welcome its next family! The main floor is bright, airy, and flooded with natural light. The front entry opens to a large living and dining room with soaring vaulted ceilings and hardwood floors - the spacious eat-in kitchen has been modernized with quartz counters and updated tile backsplash. A sunken family room has focal fireplace and sliding doors to the rear patio, the perfect place to unwind in the evening or grab a morning coffee! Upstairs, an intimate primary bedroom is exceptionally large and features wall of organized closets + private ensuite. Two additional bedrooms share a four piece bath; along with the primary ensuite, it has been tastefully renovated to include new tile, quartz counters + new plumbing fixtures including toilets. The fully-finished lower level provides a large rec room with plenty of space to host overnight guests or set-up home office + laundry and abundant storage in the crawl-space. Sunny backyard is expansive and offers a two-tiered deck with ample room to garden and play! Poly-B fully-replaced, new roof (2021), freshly-painted + fully-serviced mechanicalâ€¦nothing to do but move-in!

Built in 1986

## Essential Information

MLS® #

A2218935



|                |             |
|----------------|-------------|
| Price          | \$699,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,648       |
| Acres          | 0.12        |
| Year Built     | 1986        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 28 Scenic Hill Close Nw |
| Subdivision | Scenic Acres            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3L 1P1                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Built-in Features, Vaulted Ceiling(s)                                       |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Gas                                                                         |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full, Crawl Space                                                 |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                                     |
|-----------------|-----------------------------------------------------|
| Lot Description | Back Yard, Backs on to Park/Green Space, Cul-De-Sac |
| Roof            | Asphalt Shingle                                     |
| Construction    | Brick, Vinyl Siding                                 |
| Foundation      | Poured Concrete                                     |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 7             |
| Zoning         | R-CG          |

### **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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