

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

MLS® #A2225318

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,648 sqft

Residential on 0.12 Acres

Scenic Acres, Calgary, Alberta

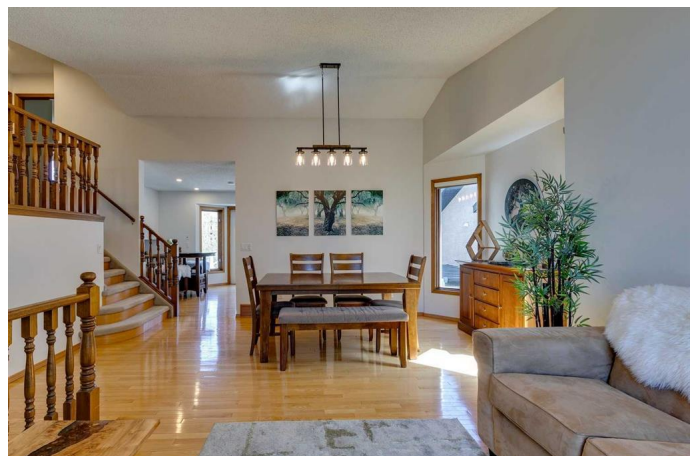
Situated on a quiet cul-de-sac backing green-space, this wonderfully cared-for home is ready to welcome its next family! The main floor is bright, airy, and flooded with natural light. The front entry opens to a large living and dining room with soaring vaulted ceilings and hardwood floors - the spacious 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 removed, new roof (2021), freshly-painted + fully-serviced mechanicalâ€"nothing to do but move-in!

Built in 1986

## Essential Information

MLS® #

A2225318



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, Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac

Roof	Asphalt Shingle, Asphalt
Construction	Brick, Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	May 28th, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	Charles
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