

22 Scenic View Close NW Calgary, Alberta

MLS # A2293663



\$849,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,104 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Pantry, Storage		

Inclusions: N/A

Beautifully updated and well-maintained home in Scenic Acres. Located in one of NW Calgary's most desirable communities, move-in ready home offers a functional family layout, stylish updates, and major system upgrades already completed. With 4 bedrooms (3 up, 1 down), 3 and a half bathrooms and over 2,800 square feet of living space this home will not disappoint! The main floor features bright, inviting living spaces, a renovated kitchen with solid wood shaker-style cabinetry, built-in coffee bar, upgraded stove, dishwasher, and range hood, plus convenient main-floor laundry and a powder room. Upstairs you'll find two generous secondary bedrooms, a spacious primary suite, and beautifully refreshed bathrooms, including a renovated main bath and an updated ensuite with new flooring and double vanity. The developed basement adds valuable living space with new subfloor and vinyl plank flooring, a flexible recreation area, an additional bedroom or guest space, a three-piece bathroom, and extra storage. Recent upgrades include triple-pane windows throughout the main and upper floors with remote-control blinds, high-efficiency furnace, high-efficiency air conditioner and heat pump, heat pump hot water heater, garage sub-panel with EV charging capability, fresh paint, new trim, updated light fixtures, and new door hardware. Outside, enjoy a private backyard setting ideal for summer evenings and family gatherings.