

175 Scanlon Green NW  
Calgary, Alberta

MLS # A2217237



**\$829,900**

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, No Smoking Home, Separate Entrance, Vaulted Ceiling(s)		
<b>Inclusions:</b>	None		

Immaculate Renovated Walkout in Scenic Acres | Backing Onto Greenspace Welcome to this beautifully cared-for and immaculately clean walkout home in the heart of Scenic Acres. Backing directly onto a lush greenspace with sunny west-facing exposure, this property offers exceptional privacy surrounded by mature trees&mdash;perfect for peaceful evenings and serene views. Step inside to discover a fully renovated interior featuring a modern kitchen with granite countertops, stainless steel appliances, and updated bathrooms throughout. Gleaming hardwood floors and elegant matching window shutters enhance the main level, which includes a stunning vaulted living room and dining area. A grand staircase makes a show-stopping first impression. The spacious primary suite is your private retreat, complete with a luxurious soaker tub, glass shower, and walk-in closet. An additional main floor bedroom&mdash;currently used as a home office&mdash;adds flexible living options. Cozy up around the wood-burning fireplace during winter nights and enjoy the warmth and charm this home offers year-round. The bright walkout basement features large windows, ample storage, a full bathroom, and a fifth bedroom&mdash;ideal for guests, teens, or extended family. Poly-B has been replaced. New Hot Water Tank (2024). This is the family home you&rsquo;ve been waiting for. Come experience the space, comfort, and location for yourself. It might just be the one!