

## 250 Scenic Acres Terrace NW Calgary, Alberta

**MLS # A2270509**



# \$450,000

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,577 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Front Drive, Oversized, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, No Neighbours Be		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 407
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d25
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Natural Woodwork, No Smoking Home, See Remarks, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Refrigerator in basement		

Your new home is a bright, spacious, 1577 square foot, 3 bedroom, 3 bath home located in the sought after community of Scenic Acres. Upon entering the complex you will be impressed by the appealing stucco exterior that is highlighted by brick accents and oversized windows. Once inside you will notice the family and friends size dining area that is open to the chef's delight kitchen which boasts an abundance of cabinetry and counter space, stainless steel appliances, stylish backslash, a breakfast bar and much more. The huge yet cozy living room with a corner gas fireplace allows everyone to relax, watch tv, play games..... and has easy access to the oversize deck (14 X 12) and private yard. You will discover 3 generous sized bedrooms including the primary one with a full ensuite and a walk-in closet on the upper level. On the lower level there is massive rec room that can easily be used for multi purpose areas as well as plenty of storage and an undeveloped area awaiting your vision. Your vehicle will be sure to enjoy your oversized attached garage. Over the recent years this home has seen numerous upgrades such as updated flooring throughout that includes superior grade laminate, plush carpeting and travertine tile in front foyer and all the bathrooms, reglazed bath tubs, newer hot water tank and more. This well located home is close to schools, shopping, transit, parks, ice arenas, all other amenities, easy access to major thoroughfares and in a quaint complex with low condo fees, loads of visitor's parking and a playground.