

**216 Scenic Hill Close NW**  
**Calgary, Alberta**

**MLS # A2231449**



**\$750,000**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,282 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Storage		

**Inclusions:** Refrigerator (kitchen), electric stove, window coverings (as seen), hood fan, microwave, built-in dishwasher, washer/dryer, water softener, shed, garage opener

Discover the perfect blend of comfort and convenience in this beautiful 2,975sf (developed) family home located in the serene community of Scenic Acres. This residence offers so much for a fulfilling lifestyle. \*\*Spanning the south side of the house is the open kitchen and dining area, skirted by the family room, where natural light pours in, creating an inviting atmosphere for family meals and gatherings. A fireplace is the charming focal point, perfect for cozy evenings-not that we're worried about those right now! \*\*Since it's summer, let's talk about the spacious yard complemented by a large deck, inviting you to enjoy outdoor living. Host summer barbecues or unwind under the stars in this private retreat. \*\*With 4 bedrooms above grade, plus 4 bathrooms, there's plenty of space for everyone. The primary bedroom offers a spa-like retreat with dual vanities for added convenience. \*\*Enjoy excellent access to major roadways and the CTrain. Shopping, dining, and entertainment options are within easy reach. This location combines suburban tranquility with urban convenience. \*\*As part of the Enhanced Landscape Maintenance program with the City of Calgary, Scenic Acres is known for its beautiful, well-maintained surroundings. Enjoy the lush landscapes and green spaces that add beauty to your everyday life. \*\*This home is more than just a place to live; it's a lifestyle. Come and experience the perfect balance of elegance, functionality, and community in Scenic Acres. Make this your new home today and start creating lasting memories!