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**31 Schooner Close NW  
Calgary, Alberta**

**MLS # A2174158**



**\$823,800**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,995 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Skylight(s), Track Lighting, Vinyl Windows

**Inclusions:** storage shed

OPEN HOUSE SATURDAY OCTOBER 26 FROM 1 TO 3 PM. Welcome to this rare 4-bedroom up, 2-storey home that effortlessly combines modern renovated space with family-friendly functionality. Step inside to find a completely transformed main floor featuring luxury vinyl flooring and a knock-down ceiling with pot lights. The heart of the home is the new custom Legacy kitchen. Smartly designed, this handsome kitchen has plentiful counter space, built-in storage and new stainless appliances. Both the island and counters are topped with white quartz. Hexagon tile backsplash and open display shelves add a special touch. Whether you're hosting family gatherings or intimate dinners, this space is sure to impress. The kitchen nook overlooks the backyard and is a lovely spot for morning coffee. The adjacent family room is perfect for entertaining. There is a gas fireplace with custom stonework. A door leads to the south-facing deck. The dining area offers built-in storage and bar space that easily doubles as a home office when needed. For those quiet moments, retreat to the cozy living room with a book. The main floor half bath is updated with new fixtures, flooring, and lighting. A mud room and laundry with stacking washer and dryer lead to the double attached garage. Upstairs, a spacious primary bedroom has a walk in closet and a 5 piece ensuite. This bathroom has heated tile floors, jetted tub and separate shower. A skylight provides extra light. The main 4 piece bath is completely renovated with new fixtures, lighting and flooring. Three large, kid friendly bedrooms complete this floor. The walk out level was finished in 2017. A bright, sunny family room and a three-piece bath and 5th bedroom were created. The family room flex space has cabinets, counters and sink. A hobbyist, guests, extended family or teenagers seeking independence will all appreciate

this versatile space. A door provides direct access to the patio, backyard and the green space beyond. The backyard has raised garden beds and firepit. Other recent upgrades include new shingles in 2016. The furnace and A/C were replaced in 2022. Families will appreciate being a 20 minute walk to Scenic Acres School. There is a new playground just down the street and lots of green space. Minutes to all amenities at Crowfoot Crossing, to U of C, and with easy access to the LRT, Stoney Trail and Crowchild Trail this location is amazing. Don't miss out on this exceptional home!