

109 Sceptre Court NW
Calgary, Alberta

MLS # A2198914



\$889,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,230 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Few Trees, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: Garage door opener + 2 remotes, basement fridge & stove, all garage cabinets,

What a find! Rarely do treasured homes like this come to market. Pulling up you'll be impressed with its stately curb appeal. Welcome to this impeccably kept one owner home showcasing pride of ownership both inside and out. Situated on a surprisingly large flat lot with a sunny south facing backyard, garden areas, and several charming apple trees; step in and prepare to be amazed with the condition of this much-loved home! The main floor is sure to impress with its striking wide-open plan and soaring ceilings. The cozy family room boasts an oak feature wall and gas fireplace, while the lovely kitchen features ample cabinetry, a desk ideal for a coffee station, and center island all leading to a partially covered deck with privacy glass overlooking the meticulously kept yard. The upper floor hosts 3 spacious bedrooms, an elegant ensuite and another full bath. The walkout basement is fully developed containing a bright illegal suite (only ever used for entertaining family), that walks out onto a large sunny patio. You'll appreciate the updates knowing it had newer shingles put in approx. 5-6 years ago, high efficiency furnace approx. 3 years ago, and Duradek added approx. 5-6 years ago. Highlights include stylish granite counter tops in the kitchen, gleaming main floor hardwoods, numerous bay windows, sleek roof lines, a front veranda, and an oversized double-attached garage with extra space and built-ins for all your hobbies. Located in a prime Scenic Acres location, this home is close to numerous schools, Crowfoot shopping center, movie theatres, LRT stations, bike paths and much more. Simply a turnkey, move in ready residence! A wonderful opportunity not to be missed.