

# \$829,900 - 75 Scenic Glen Crescent Nw, Calgary

MLS® #A2213391

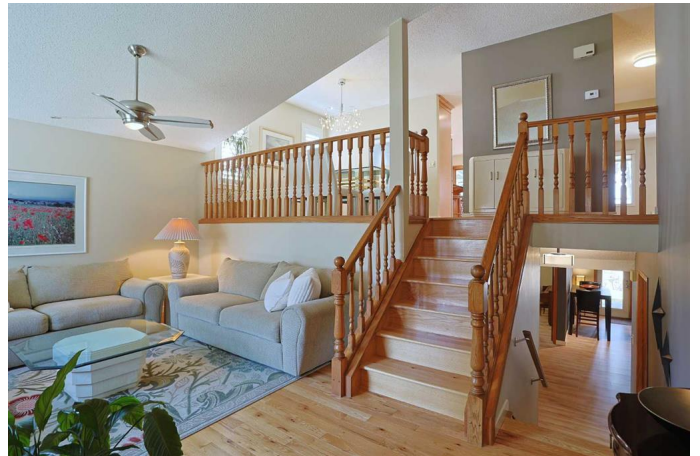
**\$829,900**

5 Bedroom, 3.00 Bathroom, 1,486 sqft

Residential on 0.12 Acres

Scenic Acres, Calgary, Alberta

Backing onto a winding wooded ravine & walking trails is where youâ€™ll find this lovingly maintained split-level home here in the popular family community of Scenic Acres. Offering a total of 5 bedrooms & over 2500sqft of comfortable living, this fantastic 4-level split enjoys hardwood & vinyl plank floors, 3 full bathrooms, sunny eat-in kitchen with granite counters & private backyard with towering mature trees. Youâ€™ll just love the family-friendly design of this warm & inviting home, with its spacious living room with soaring vaulted ceilings, hardwood floors & plantation shutters. Overlooking the living room is the gracious dining room, which leads into the maple kitchen with bay window & loads of cabinet space, pantry with pull-out drawers & access onto the 300+sqft balcony which is partially covered with a plexiglass sunroof. The white & stainless steel appliances include Samsung fridge & stove/convection oven & Kenmore Elite microwave/hoodfan. Tucked away from the kitchen & dining room are 3 great-sized bedrooms â€“ all with hardwood floors, & 2 full baths â€“ both with quartz-topped vanities; the primary bedroom has a walk-in closet, ensuite with shower & its own private access onto the balcony. The 3rd level walkout â€“ with vinyl plank floors, is beautifully finished with 2 more bedrooms, bathroom with shower & terrific rec room with wet bar, brick-facing fireplace with Enviro E30GI Gas Insert & built-in bookcases. Thereâ€™s also a large laundry/utility room



with built-in cabinets, LG washer/dryer & access into the heated 2 car garage. The unspoiled 4th level â€“ currently used for storage, would also make a great future office or exercise room. The backyard is fully fenced & landscaped, & comes complete with a storage shed, stamped concrete patio, gardens & gate to the ravine. Outstanding location within minutes to all neighbourhood schools & Crowchild Twin Arenas, easy access to Crowfoot Centre & LRT, & both Crowchild & Stoney Trails to take you to major retail centers & hospitals, University of Calgary & downtown.

Built in 1984

### **Essential Information**

MLS® #	A2213391
Price	\$829,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,486
Acres	0.12
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	75 Scenic Glen Crescent Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1K3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Trash Compactor
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Recreation Room
Has Basement	Yes
Basement	Exterior Entry, Partially Finished, Walk-Out, Partial

## Exterior

Exterior Features	Balcony, Garden, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Greenbelt, Landscaped, No Neighbours Behind, Rectangular Lot, Views
Roof	Clay Tile
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 28th, 2025
Days on Market	24
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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