

253 Schubert Place NW
Calgary, Alberta

MLS # A2241048



\$784,900

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|------------------|--|---------------|-------------------|
| Division: | Scenic Acres | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,999 sq.ft. | Age: | 1992 (33 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Front Drive, Garage Door Opener, Insulated | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Sloped Down, Treed | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Central Vacuum, French Door, Granite Counters, Pantry, Skylight(s), Vinyl Windows | | |

Inclusions: Pool Table and accessories

Welcome to Scenic Acres, one of NW Calgary's most well loved and family-friendly neighbourhoods. This 4-bedroom, 3.5-bath home sits on a quiet cul-de-sac and offers plenty of space, a functional layout, and some great features – including a private south-facing backyard, a sunny raised deck, and a walkout basement with large lower patio. The main floor offers a bright and spacious layout with multiple living areas and a good-sized kitchen. Upstairs you'll find 3 generous bedrooms, including a primary with 4 piece ensuite and huge walk-in closet. The walkout basement adds even more living space and lots of flexibility with a rec room that includes a pool table, guest bedroom (window is not egress), or home office. There is lots of space for storage and a window-free flex room for your favourite hobby - maybe even a spectacular wine cellar! You'll discover some beautiful, original features but this home has also enjoyed several recent updates including a complete refresh of exterior stain, interior paint, new baseboards, vinyl plank in living room and basement bathroom, as well as several appliances! The location is exceptional - close to schools, parks, pathways, Crowchild & Stoney Trail - Crowfoot shopping centre and LRT station are just a short walk or ride. The family dog and dog walker will be happy to know that there is an off leash park/path directly across the street! This is a great opportunity to get into a fantastic neighbourhood with solid homes and long-term value. Whether you're looking for a family home or something with renovation potential, this one checks a lot of boxes! Be sure to check out the virtual tour under the film reel at the top left of the listing and a complete list of recent updates can be found in the supplements. Call your Realtor to book your private viewing today!