

**111 Schubert Place NW
Calgary, Alberta**

MLS # A2286116



\$779,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,120 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot, Undergrou		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: storage shed, greenhouse

Walking distance to a linear park & just minutes to neighbourhood schools & shopping is this warm & inviting two storey walkout…here on this quiet cul-de-sac in the popular family community of Scenic Acres. Available for quick possession, this fully finished home enjoys 3 bedrooms + den, central air & 2 gas fireplaces, gleaming hardwood floors & fenced South backyard with greenhouse. With over 3000sqft of living space, this wonderful home has a terrific traditional floorplan featuring spacious living room with bay window, formal dining room with alcove for your china cabinet & inviting family room with wood feature wall & gas fireplace. The eat-in oak kitchen has tile floors & walk-in pantry, phone desk & Kenmore stainless steel appliances, & access onto the large deck with pergola. Upstairs there are 3 great-sized bedrooms & 2 full bathrooms – highlighted by the primary bedroom with bay window & mountain views, walk-in closet & jetted tub ensuite with separate shower & tile floors. The walkout level is beautifully finished with games room area, rec room with thermostat-controlled gas fireplace, office/gym/guest bedroom & another full bathroom. Main floor home office & laundry with KitchenAid washer & dryer. South backyard is fully fenced & landscaped, complete with covered patio & greenhouse for the greenthumb in the family. Additional features include Hunter Douglas blinds, underground sprinkler system, plenty of extra space for storage, central vacuum system & finished 2 car garage. All of Scenic Acres’ neighbourhood amenities are only minutes from your front door…parks & playgrounds, community centre, sports fields & transit (both bus & LRT), & easy access to Nose Hill Drive/Stoney/Crowchild Trails, Crowfoot Centre, major retail centres, hospitals & downtown.