

# \$799,900 - 104 Scanlon Green Nw, Calgary

MLS® #A2230210

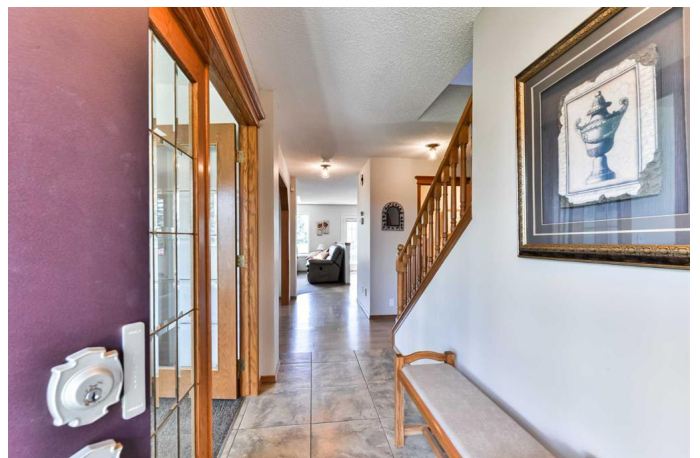
**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,138 sqft

Residential on 0.12 Acres

Scenic Acres, Calgary, Alberta

**\*\* Open House Saturday June 21st from 12pm-2pm! \*\*** Welcome to this immaculate and well-maintained home. Ideally situated on a quiet, no-through street, across from a greenspace with a walkout basement and a southwest-facing backyard. This custom-built, 4-bedroom home was designed for effortless living. Featuring a thoughtful floor plan, ample storage throughout and 3187 square feet of living space. This home works so well that the original owners still live here. The main floor of this home is the hub for your family's activities. The oversized kitchen features custom, site-built cabinetry, granite countertops, a modern backsplash and a breakfast island, the perfect space to unleash your inner chef. The kitchen seamlessly integrates with the great room, which is ideal for nights spent cozied up by the fire, and offers easy access to the upper deck and yard. The intimate dining area is the perfect setting to entertain family and friends. The main floor also features a private den/office, a spacious laundry area and a convenient mudroom. Upstairs, you will find three bedrooms, including the oversized primary bedroom, which features a large walk-in closet and a private en-suite. The additional bedrooms are large enough for kids of any age. The walkout basement is flooded with sunlight and provides an extra family room, perfect for movie nights or watching the big game. The adjacent games area would work equally well as a home gym area. The basement is completed with a fourth bedroom,



a 4-piece bath, a large storage room with two cedar-lined off-season closets and additional storage space under the stairs. This home has been incredibly well-maintained. In 2021, the poly-b was removed, two new air conditioning units were installed, and a hot water tank was installed. Two new furnaces in 2009 and a 40-year roof was installed in 2007. This impeccably maintained home is waiting for you. Call today to schedule a viewing of this exceptional home.

Built in 1990

### Essential Information

MLS® #	A2230210
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,138
Acres	0.12
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	104 Scanlon Green Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1N3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features Granite Counters, Kitchen Island, See Remarks, Skylight(s), Soaking Tub, Storage

Appliances Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Full, Walk-Out

### Exterior

Exterior Features Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed June 20th, 2025

Days on Market 1

Zoning R-CG

### Listing Details

Listing Office RE/MAX Realty Professionals

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