

# \$1,175,000 - 156 Scenic Ridge Crescent Nw, Calgary

MLS® #A2207931

**\$1,175,000**

2 Bedroom, 3.00 Bathroom, 1,661 sqft  
Residential on 0.16 Acres

Scenic Acres, Calgary, Alberta

Stunning Walkout Bungalow with Breathtaking Mountain Views!

Discover unparalleled luxury and tranquility in this exquisite walkout bungalow, perfectly situated on a quiet cul-de-sac and backing onto a pristine natural green space. Boasting sunny southwest exposure, this home is flooded with natural light and offers stunning panoramic mountain views.

Step inside to a bright, open-concept floor plan designed for seamless living and entertaining. Expansive windows frame the picturesque scenery, while custom finishes and meticulous craftsmanship create an atmosphere of sophistication and warmth. The upper level features the modern spacious kitchen and open great room floor plan with gas fireplace, separate dining room, home office and expansive master bedroom with loads of closet space and 4 piece ensuite bathroom. The fully developed walkout basement features large second bedroom, large bathroom with steam shower and heated floors, spacious second family room with gas fireplace ensures comfort year-round and provides additional living space ideal for hosting family or guests as well as a hobby room area.

The oversized 2.5-car attached garage, also equipped with heated floors, offers ample space for vehicles, storage, hobbies and the large driveway provides parking for up to four more cars. This home's incredible street presence, set in an exclusive enclave of executive residences, makes it a true standout



in the community.

Experience the perfect blend of elegance, privacy, and natural beauty—this walkout bungalow is a rare find that won't last long. Schedule your private viewing today!

Built in 1993

### Essential Information

MLS® #	A2207931
Price	\$1,175,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,661
Acres	0.16
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	156 Scenic Ridge Crescent Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1V7

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Jetted Tub, Kitchen Island, Open Floorplan
-------------------	---

Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Freezer, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Water Softener
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Tile, Basement
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Street Lighting, Underground Sprinklers, Views
Roof	Clay Tile
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 4th, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	65
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.