

# \$765,000 - 4 Scenic Hill Close Nw, Calgary

MLS® #A2212364

**\$765,000**

4 Bedroom, 3.00 Bathroom, 1,803 sqft

Residential on 0.15 Acres

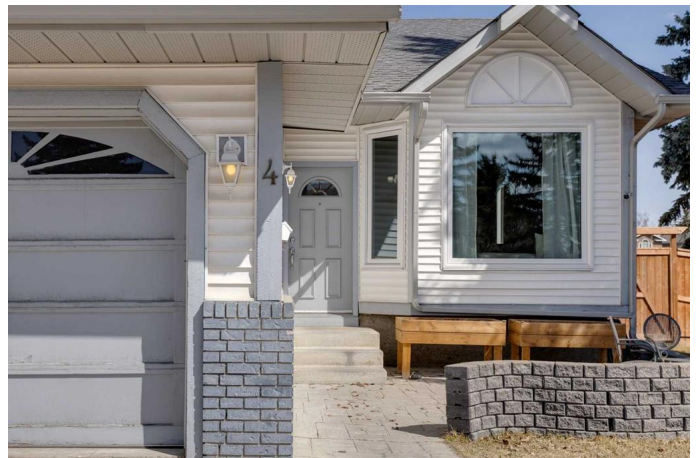
Scenic Acres, Calgary, Alberta

Welcome to 4 Scenic Hill Close NW â€” a beautifully updated 2-storey split in the heart of family-friendly Scenic Acres. With extensive renovations in recent years and situated on an impressive 6,700+ sqft lot backing onto a school green space, this move-in-ready home combines modern comfort, timeless style, and exceptional outdoor space.

Step inside from the attached double garage into a thoughtfully designed mudroom entry featuring custom-built front closets with bench seating and striking barn doors. The spacious front living and dining rooms showcase vaulted ceilings and large windows that fill the home with natural light.

The updated kitchen is a true highlight, complete with quartz countertops, stainless steel appliances, a new backsplash (2025), and ample room for a breakfast nook with access to your expansive back deck and massive, private yard. Off the kitchen, a cozy family room with a gas fireplace invites relaxation, and a stylish 3-piece bathroom completes the main floor.

Upstairs, the primary retreat impresses with vaulted ceilings, vinyl plank flooring, a large walk-in closet, and a luxurious 5-piece ensuite featuring a freestanding tub, double quartz vanity, and glass walk-in shower. Two additional bedrooms and a fully renovated 4-piece bath (2024/25) complete the upper



level.

The finished basement is perfect for entertaining with a custom-built bar with LED lighting, a spacious rec room, and a fourth bedroom. The undeveloped portion includes a large laundry area and an abundance of storage space.

Outside, enjoy a new pressure-treated deck (2018), new fencing and gates (2019), a kids’s play structure, sandbox, mature trees, and even a crab apple tree and Saskatoon bush. With direct access to the schoolyard, children can easily walk to both public and Catholic elementary schools through the park.

Notable updates include: high-efficiency furnace (2017), central A/C (2021), triple-pane low-E windows (2022), quartz counters throughout, updated flooring, and more (see supplements for full list).

This is an exceptional family home on a large lot in one of Calgary’s most sought-after communities – come see it for yourself!

Built in 1986

**Essential Information**

MLS® #	A2212364
Price	\$765,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,803
Acres	0.15
Year Built	1986
Type	Residential
Sub-Type	Detached

Style	2 Storey Split
Status	Active

### Community Information

Address	4 Scenic Hill Close Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1P2

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Plug-In, Secured
# of Garages	2

### Interior

Interior Features	Double Vanity, Dry Bar, High Ceilings, Open Floorplan, Quartz Counters, Skylight(s), Storage, Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, High Efficiency, Forced Air, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Family Room, Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	60
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	2% Realty
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