

# \$1,120,000 - 55 Schiller Crescent Nw, Calgary

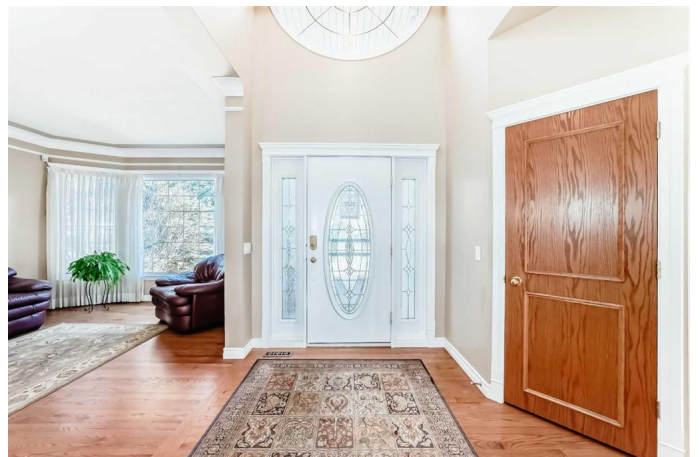
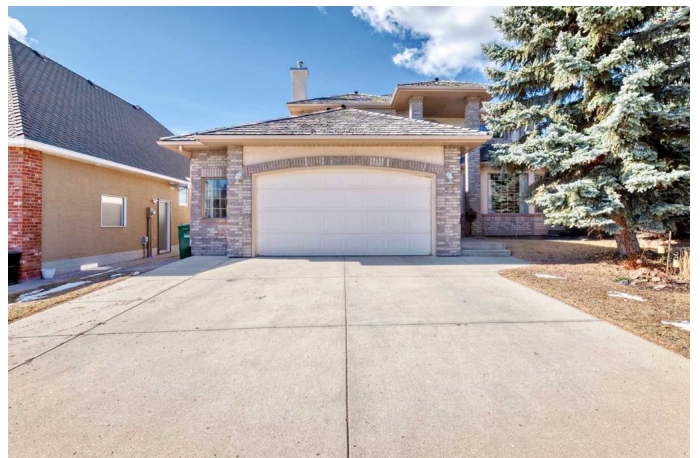
MLS® #A2204582

**\$1,120,000**

4 Bedroom, 3.00 Bathroom, 2,694 sqft  
Residential on 0.17 Acres

Scenic Acres, Calgary, Alberta

STUNNING 4-BEDROOM HOME WITH MOUNTAIN VIEWS AND A WALK OUT BASEMENT! Welcome to this incredible 4-bedroom home in the beautiful community of Scenic Acres With almost 2700 sq ft above ground living space. From the moment you arrive, the charming curb appeal and breathtaking MOUNTAIN VIEWS set the stage for a home that promises to impress at every turn. Stepping inside, you are greeted by a grand entryway with soaring ceilings and stunning hardwood flooring that flows throughout. To the right, a cozy and inviting space offers the perfect setting for a reading nook, ideal for quiet moments with a good book. To the left, a bright and functional home office makes working from home effortless, blending productivity with comfort. As you move further in, the heart of the home reveals itself in the form of a spacious and well-designed kitchen. With ample counter space and plenty of room to host guests, itâ€™s the perfect place to entertain or enjoy family meals. Expansive windows surround the space, flooding it with natural light while showcasing breathtaking, unobstructed mountain views. Whether cooking, dining, or simply relaxing, the backdrop of the Rockies is always in sight, creating a truly picturesque atmosphere. Mornings in this home are nothing short of magical. Imagine waking up, sipping your coffee in front of the fireplace, and taking in the stunning mountain sceneryâ€™ a daily reminder of the beauty that



surrounds you. Upstairs, FOUR generously sized bedrooms provide the perfect layout for a growing family. The primary bedroom is a true retreat, offering an abundance of space, a luxurious ensuite, and a spacious WALK-IN CLOSET. Every detail is designed with comfort and style in mind, ensuring a serene and restful escape at the end of the day. The WALK-OUT basement is bright and open, featuring large windows that allow natural light to pour in. Whether you choose to develop the space into a recreation room or additional living area, it offers endless possibilities to create the perfect space for your needs. This home also boasts a CEDAR SHAKE ROOF, which has just had its maintenance completed, ensuring durability and peace of mind for years to come. Completing this exceptional home is a double-car garage, providing plenty of storage and convenience. Located in the sought-after community of Scenic Acres, this home offers the perfect blend of tranquility and convenience. Don't miss the opportunity to experience this stunning home for yourself—schedule your private viewing today!

Built in 1994

### **Essential Information**

MLS® #	A2204582
Price	\$1,120,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,694
Acres	0.17
Year Built	1994
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	55 Schiller Crescent Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1W7

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### Exterior

Exterior Features	Barbecue, Private Entrance, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Landscaped, Lawn
Roof	Cedar Shake
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 24th, 2025
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Days on Market	4
Zoning	R-CG
HOA Fees	62
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office           Coldwell Banker Vision Realty

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