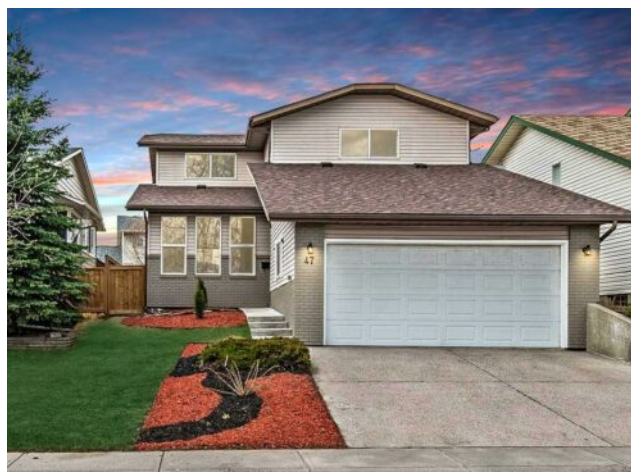


**47 Scenic Green NW
Calgary, Alberta****MLS # A2213318****\$850,000**

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,870 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar, Wired for Sound		

Inclusions: Google Nest home automation system (3 wall panels, outdoor camera, 2 thermostats)

Open House: May 10, 12-2pm. OPEN CONCEPT MAIN FLOOR | FULLY DEVELOPED BASEMENT | CUSTOM SMART KITCHEN | SOLID MAPLE HARDWOOD FLOORING | BUILT-IN DOG WASH | EV CHARGER READY GARAGE | SMART HOME INTEGRATION | PRIMARY BEDROOM RETREAT Welcome to a home where thoughtful upgrades meet everyday functionality! Walls have been opened to create a bright modern flow between the kitchen, living, and dining spaces—perfect for families and effortless entertaining. The custom-designed kitchen features deep pull-out shelving, quartz counters, smart LG appliances, and 20-amp upgraded circuits for all your favourite gadgets. Solid maple hardwood floors add warmth and durability, along with bullnose stair nosings and smooth transitions that make every step comfortable. Tech lovers will appreciate the built-in smart hub displays, wall-mounted speakers, smart switches, and Nest-compatible thermostats—all designed to let you control lighting, media, and climate with your phone or voice, so you can stay cozy in bed without lifting a finger. Upstairs, the primary suite is a retreat with redesigned closet flow, a gorgeous enlarged ensuite, and smart integrations like sleep tracking, alarms, ambiance, and nearly limitless other features. Enjoy the convenience of full-size laundry right on the bedroom level—no more hauling baskets up and down stairs! The fully finished basement offers endless flexibility with infrastructure for a ceiling-mounted projector, a wet bar with wine cooler, and smart lighting for movie nights or hosting friends. The side entry features a pet owner's dream: a built-in tiled dog wash station! You'll love nearby Bowmont Park and several other off-leash areas offering river access and fenced dog play zones. Composite decking is built for many years of low-maintenance winters, paired with

a new privacy wall, updated fencing, and fresh landscaping. The garage is insulated and workshop- and EV-charger-ready with a 220V 50-amp subpanel. Located across from a large park and just a short commute to Foothills Hospital and Alberta Children's Hospital, this fully renovated home could be the perfect fit for a busy professional or young family seeking modern comfort close to work and nature. Please enjoy a virtual tour of this home by clicking the 3D tour icon.