

**179 Scenic Hill Close NW
Calgary, Alberta****MLS # A2219121****\$779,000**

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|-----------|------------------------|--------|-------------------|
| Division: | Scenic Acres | | |
| Type: | Residential/House | | |
| Style: | 2 Storey Split | | |
| Size: | 1,923 sq.ft. | Age: | 1987 (38 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Corner Lot | | |

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|-------------|---|------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Pantry, Quartz Counters, Vaulted Ceiling(s) | | |

Inclusions: Garden shed; Pergola

PRIME CORNER LOT IN SCENIC ACRES | PERFECT FAMILY HOME | EXTENSIVELY UPGRADED. Welcome to this beautifully maintained and extensively upgraded 1,923 sqft , 3 bedroom / 3.5 bathroom two-storey split home, ideally located on a quiet street in desirable Scenic Acres—just a short walk to schools, parks, and transit. Situated on a sunny corner lot, this home blends comfort, functionality, and value in one of NW Calgary's most desirable communities. The main level features vaulted ceilings and bayed windows in the spacious living and dining rooms, flooding the space with natural light. The vaulted ceiling in the kitchen offers vertical space and airflow, a large walk-in pantry, and flows seamlessly to the breakfast nook, which opens onto an oversized composite deck complete with a covered pergola—perfect for outdoor dining and entertaining. A backyard playset with swing adds extra family-friendly appeal. Hardwood flooring spans both the main and upper levels, including the sunken family room with a cozy wood-burning fireplace (gas starter). A dedicated main floor laundry room and convenient half bath complete the main level. Upstairs, the primary suite boasts a large walk-in closet and a fully renovated 3-piece ensuite (2024). Two additional generously sized bedrooms and a brand-new 4-piece bath (2024) round out the upper floor. The fully finished basement offers a spacious rec room, private office/den, and an additional 3-piece bathroom—ideal for guests or a home workspace. Significant upgrades: replaced windows in 2011 and added attic insulation (2024), high-efficiency furnace (2007), hot water tank replacement (2023), electrical panel upgrade (2018), COMPLETE basement renovation (2014), updated light fixtures, and FULL REPLACEMENT of POLY-B piping. The double attached

garage is insulated for year-round utility. This is a move-in ready home that checks every box in a location that's hard to beat!