

**123 Schiller Crescent NW
Calgary, Alberta**

MLS # A2305516



\$988,000

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|------------------|-------------------------------------|---------------|-------------------|
| Division: | Scenic Acres | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,324 sq.ft. | Age: | 1997 (29 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Lawn, No Back Lane, Rectangular Lot | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Central Vacuum, High Ceilings, Jetted Tub, Pantry, Quartz Counters | | |

Inclusions: None

Welcome to this beautifully maintained family home in the heart of Scenic Acres, offering outstanding curb appeal, thoughtful upgrades, and a functional layout designed for comfortable everyday living. The south-facing front yard and driveway provide excellent sunlight year-round, while the high-end stucco exterior, new shingles (2023), mature front tree, and charming streetscape create a warm and inviting first impression. A paved walkway leads from the front to the backyard, where you'll find a fully fenced private retreat with mature trees providing excellent summer privacy. Enjoy the beautifully landscaped yard with underground irrigation for easy maintenance, a spacious back deck, lower paved patio, and two convenient storage sheds—one built into the side of the home and another in the backyard. Inside, the grand front entry welcomes you with soaring ceilings, abundant natural light, and a striking central staircase. The second floor overlooks both the front living room and main entrance, creating an open and elegant feel throughout. Rich oak crown moldings add timeless character, while the main living room features custom oak built-ins surrounding a cozy gas fireplace. The kitchen offers classic white cabinetry, stainless steel appliances, updated quartz countertops (2023), a corner pantry, and a bright breakfast nook perfect for casual family meals. A dedicated office/den just off the living room provides excellent work-from-home flexibility, while the main floor laundry room features a new washer and dryer set (2024) and offers direct access to the attached double garage. Upstairs, you'll find three spacious bedrooms, including a comfortable north-facing primary bedroom that stays naturally cool in the warmer months. The primary ensuite offers a luxurious 4-piece layout complete with a jetted tub, stand-up shower, and convenient linen closet,

along with updated quartz countertops (2023). The fully developed basement is ideal for entertaining, featuring a spacious bedroom with walk in closet, a second gas fireplace, wet bar with mini fridge, and a full 3-piece bathroom with a tiled stand-up shower. Enjoy year-round comfort with air conditioning throughout the home. Upgrades include a new hot water tank (2023), providing added peace of mind. The community offers excellent family convenience with three schools serving Kindergarten through Grade 9, including the French Immersion school, École du Nouveau-Monde, along with a nearby C-Train station and a network of walking paths. This is a wonderful opportunity to own a spacious, well-cared-for home on a beautiful street in one of NW Calgary's most desirable communities.