

# \$795,000 - 735 Schooner Cove Nw, Calgary

MLS® #A2212009

## \$795,000

4 Bedroom, 3.00 Bathroom, 1,849 sqft

Residential on 0.14 Acres

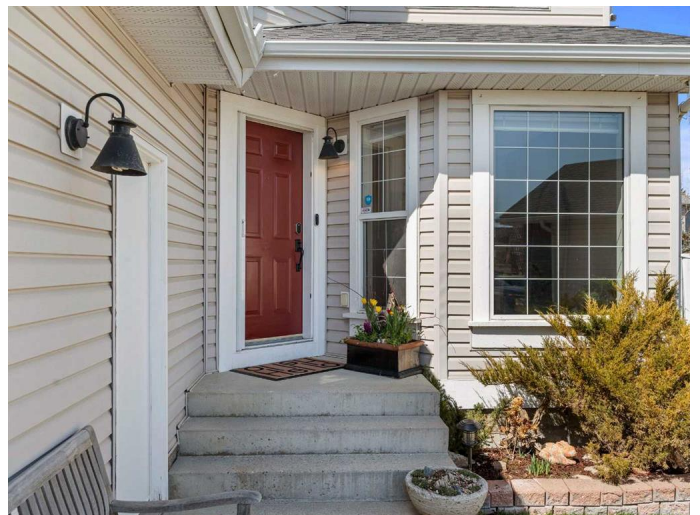
Scenic Acres, Calgary, Alberta

Pride of ownership is evident in this meticulously maintained, first-time-on-the-market home. Perfect for families and entertaining, it boasts a spacious main floor with hardwood flooring, a kitchen featuring a large island and breakfast nook, and a living room with a gas fireplace. A formal dining room, attached double garage access, and a powder room complete this level. Upstairs, find a generous primary suite with a walk-in closet and a luxurious 5-piece ensuite (soaker tub, shower, dual sinks), plus two additional bedrooms and a 4-piece bathroom. The finished basement offers another bedroom, a living room, and ample storage. Enjoy central AC, a professionally landscaped backyard backing onto a greenbelt, and an oversized, maintenance-free deck with a hot tub. This exceptional home is a must-see!

Built in 1996

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2212009  |
| Price          | \$795,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,849     |
| Acres          | 0.14      |



|            |             |
|------------|-------------|
| Year Built | 1996        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 735 Schooner Cove Nw |
| Subdivision | Scenic Acres         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3L 1Y8              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | None   |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Heated Garage, Insulated |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Storage  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line                                 |
| Lot Description   | Backs on to Park/Green Space, Pie Shaped Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Brick, Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 7                |
| Zoning         | R-CG             |
| HOA Fees       | 62               |
| HOA Fees Freq. | ANN              |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.