



GRASSROOTS
REALTY GROUP

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8912 Scurfield Drive NW
Calgary, Alberta

MLS # A2224188



\$635,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,311 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Landscaped, Lawn, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vinyl Windows		

Inclusions: n/a

Welcome to your family's new home in Scenic Acres – one of NW Calgary's most sought-after communities for families and professionals alike! Top-rated schools, playgrounds, the community center, and pathways are all right across the street! Just minutes to Crowfoot LRT, shopping, and major routes. A true NW gem in this family-friendly neighbourhood with strong community spirit. This bright and inviting 3-bedroom, 1.5-bathroom home offers the perfect blend of comfort, space, and style – all with a sun-filled backyard. Step into a large living room filled with natural light, elegant hardwood floors, and a gas fireplace – perfect for relaxing nights in. You'll love the bright kitchen with stainless steel appliances, a central island for entertaining, and ample cupboard space. It's the heart of the home – whether you're making dinner for the family or hosting friends. Enjoy the outdoors on your oversized deck, ideal for BBQs and lounging in the sun. The fully fenced backyard is a safe place for kids or pets to play, surrounded by mature trees for privacy. Upstairs features 3 well-proportioned bedrooms, including a primary bedroom with room for a king-size bed, and his-and-hers closets. The partially finished basement offers extra living space for a rec room, home office, or play area. While the unfinished portion provides ample storage space. Keep your car safe and dry all year round with the oversized double detached garage (it's huge), plus there's even more room for storage in the backyard shed. This home truly has it all!