



GRASSROOTS
REALTY GROUP

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250 Scotia Point NW
Calgary, Alberta

MLS # A2238931



\$650,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,527 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry, See Remarks		

Inclusions: Refrigerator, gas stove, dishwasher, hoodfan, washer, dryer, all blinds, all curtain rods and holders, garage door opener and control

Welcome to Scenic Acres — one of NW Calgary's most sought-after communities, where quiet streets, mountain views, and family-friendly vibes come together beautifully. Tucked away on a peaceful cul-de-sac, this spacious detached home is nestled on a generous pie-shaped lot that offers the kind of backyard space every family dreams of — whether it's for summer barbecues, kids' adventures, or simply relaxing under the stars. Step outside onto the large two-tiered deck — perfect for entertaining, morning coffees, or keeping an eye on the kids as they enjoy the wide-open yard. There's room here for a trampoline, garden boxes, or even your future hot tub — the possibilities are endless. Inside, the heart of the home is a bright and welcoming island kitchen, featuring granite countertops, plenty of cabinets, a corner pantry, and a layout that flows seamlessly into the dining area and cozy living room with a gas fireplace. Whether you're making a weeknight dinner or hosting holiday brunch, there's space and style to do it all. Upstairs, you'll find three bedrooms, including a spacious primary suite complete with a walk-in closet and a 4-piece ensuite. It's the kind of retreat parents will love after a busy day. And with 3.5 bathrooms in total, busy mornings will run smoothly for everyone. The fully developed basement offers even more space to grow into, with a large rec room (think movie nights, playroom, or home gym), a fourth bedroom, 4-piece bathroom, and a separate laundry room — tucked away and practical. Worried about the big-ticket items? You'll be happy to know this home has seen some smart updates: a newer furnace, newer hot water tank, no poly-b plumbing pipes, newer dishwasher, fresh paint, and even solar panels to help lower those utility bills and your carbon footprint.

Top it all off with a double attached garage and you've got a home that checks all the boxes — space, location, functionality, and a few thoughtful extras that make it stand out. Scenic Acres is loved for its welcoming feel, excellent schools (the elementary school and the Catholic school are both just a 5 minute walk from this home), parks, and easy access to Crowfoot, C-Train station (a 10 minute walk from this home), and major routes. If you're looking for a move-in ready family home in a quiet spot with a big backyard and room to grow, this might just be the one. Come see it for yourself — and picture your family's next chapter right here.