



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

64 Scripps Landing NW
Calgary, Alberta

MLS # A2248482



\$775,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,488 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	3
Garage:	Aggregate, Double Garage Attached, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	NONE		

Welcome to this beautifully updated 5-bedroom bungalow on exclusive Scripps Landing, just steps from Scurfield Park and within walking distance to Scenic Acres and Monsignor E.L. Doyle schools. Bright and inviting, the main floor showcases vaulted ceilings and hardwood floors (installed in 2022), creating a warm and open feel. The spacious living and dining areas flow seamlessly into the updated kitchen, complete with granite countertops, a pantry, and a Samsung convection stove (2020). The primary Bedroom offers a walk-in closet and a beautifully renovated ensuite with a high-end walk-in shower (2023), plus elegant Hunter Douglas window coverings. Two additional bedrooms and a full bath complete the main level. The fully finished lower level is perfect for family living, featuring two more bedrooms (both with walk-in closets), a full bath, laundry/storage, and an expansive rec room with gas fireplace. Step outside to a private, fenced backyard with mature trees, a patio area, and a premium irrigation system (2023). Additional highlights include an attractive stucco exterior with brick accents, roof shingles replaced in 2010, and a professionally finished epoxy garage floor. This prime family location offers quick access to Crowfoot Centre, the LRT, Stoney Trail, parks, schools, and all amenities. This property is now Pending waiting to received the Deposit