



GRASSROOTS
REALTY GROUP

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58 Scimitar View NW
Calgary, Alberta

MLS # A2251755



\$1,850,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,863 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	5 full / 1 half
Garage:	Aggregate, Driveway, Garage Door Opener, Garage Faces Front, Heated Gar		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Greenbelt, L		

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

Features: Bar, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, See Remarks, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar

Inclusions: TV mounts, Murphy Bed, pool table

NEW PRICE! Welcome to this truly incredible custom-built home perfectly positioned on a quiet street in the prestigious community of Scenic Acres. Backing onto a ravine with breathtaking views of the mountains and COP, this home combines timeless elegance with modern luxury. Originally crafted in 1996 with a neo-classical design, the property underwent a major renovation by Empire Kitchen and Bath approximately 11 years ago, which included updates to the roof, windows, and exterior. Any remaining Poly B has been replaced and the home is truly Turn-Key! The main floor showcases a fully loaded chef's kitchen with gorgeous countertops, top-of-the-line Miele built-in coffee machine, Sub-Zero fridge and drawers, Wolf oven and wolf steam oven, induction cooktop, and convection microwave. From the kitchen, step out onto the expansive full-width deck with BBQ gas line and enjoy the sweeping ravine views. The main living area is a showpiece, featuring a majestic fireplace, soaring ceilings, and Pella windows fitted with Hunter Douglas blinds. An elegant formal dining room and a primary bedroom with a luxurious ensuite including a steam shower complete this level. Upstairs, you'll find two spacious bedrooms, each with their own ensuites, heated floors, and walk-in closets. A cozy family or games room with a gas pellet stove adds warmth and charm while a bonus loft/home office or library with built-in shelving overlooking the living room. A separate wing features another primary bedroom with a heated ensuite and walk-in closet, providing privacy and comfort. The walk-out basement is an entertainer's dream. It features a rec room with a wet bar, complete with a sub-zero wine fridge, dishwasher, and walk-up access to garage, plus a gym area (with fridge included), pool table area (also included), and a Murphy bed for guests. The lower level also offers

beautiful ravine views, a sport court with light switch, firepit with gas line, and underground sprinklers. Recent upgrades include two new furnaces in basement one in garage and one for the addition, and hot water tanks (September 2023) by Arpis, plus a ceiling furnace dedicated to the heated triple attached garage with aggregate driveway. The garage includes a Garage Works wall system and automated opener with controls. Smart home electronics are included from Home Concepts, along with two Kinetico water systems - one on the main floor and another in the basement with a chlorine filter and water softener. Throughout the home, gorgeous cherry hardwood floors, high open ceiling, and air conditioning provide an atmosphere of sophistication and comfort. Set on a quiet street right next to walking paths, this exceptional property offers easy access to Crowfoot Centre, LRT, and top-rated schools, as well as nearby parks and amenities. This is a rare opportunity to own a luxurious, fully upgraded home designed for both entertaining and family living in one of Northwest Calgary's most sought-after communities.