



GRASSROOTS
REALTY GROUP

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9995 Scurfield Drive NW
Calgary, Alberta

MLS # A2266526



\$699,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,747 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Storage		
Inclusions:	NA		

Welcome to this magnificent two-story family home in the desirable community of Scenic Acres — offering a timeless Brick curb appeal, thoughtful updates, and over 2,500 sq. ft. of beautifully maintained living space. From the moment you arrive, the classic brick exterior and meticulous landscaping set the tone for the warmth and quality that continues inside. The main floor welcomes you with vaulted ceilings and massive windows that fill the living and dining rooms with natural light. The central staircase layout creates an elegant flow throughout the main level, while the spacious kitchen features granite countertops, an eating bar, and a newer fridge and sink (2016) — perfect for family meals or entertaining. Upstairs, you’ll find three generously sized bedrooms, including a serene primary retreat with a four-piece ensuite. The lower level offers a cozy home theatre area, laundry room, and plenty of storage space — ideal for a growing family’s needs. Step outside to a private, park-like backyard with a large patio and mature landscaping, fully fenced for privacy and safety. The double detached garage echoes the home’s classic brick finish and adds even more character and convenience. This home has seen extensive upgrades, including a new furnace and water heater (2022), 30-year roof and windows (2013), a granite kitchen renovation (2016), designer paint, ceramic backsplash, crown molding through-out, and more. Located in a quiet, family-friendly neighborhood close to parks, schools, and transit — this Scenic Acres gem truly offers it all.