



**GRASSROOTS**  
REALTY GROUP

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**9095 Scurfield Drive NW**  
**Calgary, Alberta**

**MLS # A2274494**



**\$660,000**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, No Smoking Home, Open Floorplan, Separate Entrance, Skylight(s), Storage, Vinyl Windows, Wet Bar		

**Inclusions:** Garden shed, wall cabinet in living room

Beautifully Developed Walkout Bi-Level in Scenic Acres (NW) Welcome to this bright and inviting fully developed bi-level, offering over 2,000 sq. ft. of finished living space in the highly sought-after community of Scenic Acres. Perfectly situated, this home features a walkout lower level and a double attached garage. The main level showcases hardwood flooring throughout and a spacious, open layout. The living and dining room are highlighted by tall arched windows that fill the space with natural light. The open kitchen features a classic white design, stainless steel appliances, and an adjoining eating nook overlooking the yard. Recent updates elevate the home's appeal, including fresh paint throughout, new light fixtures, professionally painted kitchen cabinets with updated hardware, a new microwave hood fan, and a newer stove. The main floor continues with two well-sized bedrooms and a 4-piece bathroom. The bright walkout lower level expands your living space with an additional bedroom, a 3-piece bathroom, and a generous family/rec room—perfect for guests, teens, or a home office. Ideally located, this home sits in a vibrant community known for top-rated schools, beautiful parks, an off-leash dog park, and extensive biking and walking paths. Enjoy being close to shopping, public transit, and is just blocks to the Crowfoot LRT for quick, effortless commuting. You'll also appreciate the easy access to both Stoney Trail and Crowchild Trail.