



GRASSROOTS
REALTY GROUP

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7 Scotia Landing NW
Calgary, Alberta

MLS # A2282261



\$574,900

Division:	Scenic Acres		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,208 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 428
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, See Remarks		

Inclusions: All window coverings

OPEN HOUSE!! Saturday Jan 31 from 2-4:30 pm!!!! Welcome to this exceptional BUNGALOW villa in the highly sought-after community of Scenic Acres Villas, just a short walk to the LRT. This fully finished home with a DOUBLE attached garage is filled w/ natural light and features soaring vaulted ceilings, 3 full bathrooms, and a sunny south-facing backyard with a BRAND NEW extended deck and gas BBQ hookup. The main floor showcases gleaming diagonal-laid HARDWOOD, a bright den that can also function as a second sitting room (or even a second bedroom), and an expansive living room highlighted by vaulted ceilings & a cozy gas fireplace. The generously sized dining room easily accommodates family gatherings, while the eat-in kitchen impresses with GRANITE countertops, upgraded appliances including an Ultraline gas stove, and a clever pull-out wood table that tucks neatly away when not in use. The primary bedroom is a true retreat, complete with a walk-in closet & a spa-inspired ensuite featuring heated floors, an oversized shower with jets, colour therapy, and a built-in sound system. A convenient laundry nook with washer, dryer, and additional storage completes the main level. The fully developed lower level offers excellent additional living space --a large bedroom, a spacious recreation or games room with an electric fireplace, a FULL bathroom, and two separate storage rooms. Hobbyists and DIY enthusiasts will appreciate the impressive workshop with 220 wiring. Additional highlights include central vacuum, garage storage shelving, NO POLY B plumbing, nearby visitor parking, and pet-friendly living (with board approval). This outstanding property offers the perfect opportunity to downsize without compromise—enjoying space, light, and comfort in one of NW Calgary's most desirable villa communities.

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