



**668 Scimitar Bay NW  
Calgary, Alberta**

**MLS # A2284239**

**\$939,000**



<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,332 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Many Trees		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry, See Remarks		

**Inclusions:** See Remarks

-----Recent Upgrades & Features: Poly-B plumbing removed; new paint (2024); new fridge and gas stove (2024); new furnace blower; new LVP flooring on main level and basement (2025); heated bathroom floors; 3M insulation film; insulated garage; 30-year shingles installed in 2011.----- Welcome to 668 Scimitar Bay NW, a beautifully maintained detached walkout two-storey home tucked away on a quiet cul-de-sac in the prestigious Westchester Estates of Scenic Acres. Offering nearly 3,200 sq. ft. of developed living space, this home boasts a south-facing panoramic view of the city and Canada Olympic Park. The bright main floor features LVP flooring (2025), a cozy gas fireplace with built-ins, formal living and dining rooms, a main-floor den, and a well-appointed kitchen with granite countertops, island, corner pantry, and sunny nook. Upstairs offers four spacious bedrooms, including a generous primary retreat with walk-in closet and 4-piece ensuite, plus 3.5 bathrooms in total with heated floors. The fully finished walkout basement includes a separate side entrance, two additional bedrooms, a full bathroom, and a ready kitchen, providing excellent mortgage-helper potential. Outside, enjoy the fully landscaped and fenced backyard, insulated garage, and a 4-car driveway. Ideally located steps from parks, pathways, schools, shopping, and LRT, with quick access to Crowchild and Stoney Trail; this is Scenic Acres living at its finest.