



**38 Scimitar Circle NW  
Calgary, Alberta**

**MLS # A2292115**



**\$589,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Scenic Acres                               |               |                   |
| <b>Type:</b>     | Residential/House                          |               |                   |
| <b>Style:</b>    | Bungalow                                   |               |                   |
| <b>Size:</b>     | 1,297 sq.ft.                               | <b>Age:</b>   | 1997 (29 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Garage Faces Front, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                  |               |                   |
| <b>Lot Feat:</b> | Landscaped, Treed, Views                   |               |                   |

|                    |   |                   |                 |
|--------------------|---|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Clay Tile   | <b>Condo Fee:</b> | \$ 375          |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Stucco  | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | High Ceilings, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Walk-In Closet(s) |                   |                 |

**Inclusions:** None

Located in the sought-after community of Scenic Acres, this detached bungalow is part of The Villas of Westchester Pointe, offering the convenience of condo living within a private, residential setting. Nestled along the ridge, the home enjoys an elevated position with expansive views toward the Bow River valley, Winsport, and downtown Calgary. With more than 2,600 sq. ft. of developed living space, a walk-out lower level, and a single attached garage, this property provides a comfortable and low-maintenance lifestyle. The main floor is designed for everyday living and easy entertaining. A welcoming entry leads to a versatile den, ideal for a home office, quiet sitting area, or additional bedroom. The open-concept kitchen, dining, and living areas are filled with natural light from large windows. The kitchen features white cabinetry, matching appliances, a corner pantry, and generous counter and storage space. The dining area accommodates larger gatherings and connects seamlessly to the living room, where a three-sided fireplace creates a shared focal point between the two spaces. From the living room, step onto the upper deck to enjoy sweeping views, including downtown in the distance, as well as the surrounding landscape. The primary bedroom is well proportioned and includes a walk-in closet and a four-piece ensuite. A two-piece powder room and a convenient main floor laundry room add to the functionality of this level. The walk-out basement extends the living space and is bright and welcoming, with direct access to a covered patio and grassy outdoor area. This level includes a large recreation room, a bedroom, a four-piece bathroom, and ample storage, offering flexibility for guests, hobbies, or additional living space. This pet-friendly complex allows dogs and cats with board approval. Monthly maintenance fees include grass cutting and snow removal,

supporting a well-managed community with low condo fees. Scenic Acres is a well-established northwest neighbourhood known for its access to amenities, schools, and outdoor recreation. Community pathways connect directly to the Bow River system, with nearby access to Baker Park and Bowness Park. Crowfoot Crossing offers a wide range of shops, services, restaurants, the YMCA, and the Crowfoot Library, while the Crowfoot LRT station and Park and Ride provide convenient transit options. Schools, parks, an off-leash dog area, and the community centre are all close by. With easy access to Crowchild Trail and Stoney Trail, commuting across the city or heading west toward the Rocky Mountains is straightforward, and YYC airport is within a reasonable drive. Take advantage of your opportunity to see this incredible property in person, book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.