



GRASSROOTS
REALTY GROUP

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668 Scimitar Bay NW
Calgary, Alberta

MLS # A2292576



\$899,000

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

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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.