



**9119 Scurfield Drive NW  
Calgary, Alberta**

**MLS # A2293959**



**\$709,900**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,333 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, No Back Lane, Private, Rectangular Lot,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** Freezer and Refrigerator in basement.

Welcome to this exceptionally well-cared-for bungalow in the highly desirable community of Scenic Acres, proudly offered for sale for the very first time by its original owners. Homes like this rarely come to market—a true testament to pride of ownership, thoughtful maintenance, and long-term care. Offering over 1,300 sq ft on the main level, this home delivers a layout that is both functional and inviting, with endless potential to personalize and add value over time. As you step inside, you’re welcomed by a warm and inviting living room, creating a space that immediately feels like home. This flows seamlessly into the formal dining area, perfect for hosting memorable dinners and family gatherings. The heart of the home is the spacious kitchen with breakfast nook, offering both comfort and practicality for everyday living. Just off the breakfast nook, step onto your private deck (updated approximately 10 years ago)—an ideal setting for morning coffee, summer evenings, and quiet moments overlooking your private yard. Down the hall, you’ll find three generously sized bedrooms, including a large primary retreat complete with its own private 4-piece ensuite—a rare and valuable feature in homes of this style. A second 4-piece bathroom ensures comfort and convenience for family and guests. The walkout basement is where opportunity truly shines. Filled with natural light, this space is partially finished with framing, drywall, a 4-piece bathroom, and a spacious rec area, giving buyers the unique ability to design and finish the space exactly to their lifestyle—whether that’s a home theatre, additional bedrooms, or a secondary living area. The walkout access to a private backyard adds both functionality and long-term value. Significant updates have already been completed, including new concrete work

along the entire south side of the home from the walkout to the front, as well as shingles replaced approximately 10 years ago—providing peace of mind and reducing future maintenance costs. Ideally located just minutes from Stoney Trail, shopping, schools, parks, and just a short walk to the C-Train station for an easy commute, with bus stops nearby, and scenic pathways, this home offers the perfect balance of quiet community living with exceptional accessibility. Completing the property is a double attached garage with high ceilings and concrete footings, designed for durability and to help protect against seasonal conditions. Whether you’re looking for a move-in ready home or a property with strong long-term upside, this is a rare opportunity to secure both—in one of Calgary’s most established and sought-after communities.