



**13 Scimitar Heath NW
Calgary, Alberta**

MLS # A2300215



\$499,900

Division:	Scenic Acres		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,123 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Faces Front, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 330
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Quartz Counters, Skylight(s), Storage		

Inclusions: deck awning

You won't want to miss out on this beautifully updated villa here in exclusive WESTCHESTER POINTE GARDENS in the highly-desirable family community of Scenic Acres. Offering maintenance-free living so you can enjoy the finer things in life, this fully finished 2 bedroom bungalow features upgraded ceramic tile floors & central air, 9ft ceilings on both levels, 2.5 bathrooms & the monthly condo fees include grass cutting & snow removal. Lovingly maintained & in mint condition, you'll love the warm & inviting feel of this wonderful home, which has a sun-drenched South-facing living room with toasty gas fireplace & alcove area & perfect for your home office, spacious dining room area & sleek renovated kitchen with maple cabinets & large centre island, quartz countertops & white appliances which includes a Samsung induction range/convection oven. A garden door from the dining nook leads out onto the deck which is complete with retractable awning. The primary bedroom has a great-sized closet & ensuite with walk-in shower. The lower level is finished with a 2nd bedroom & full bathroom, large recreation room & loads of extra space for storage or even a future bedroom/exercise room. Main floor laundry with Maytag Bravos washer & dryer, next to the guest powder room & access into the 1 car garage. Tucked away in a quiet corner of the complex with views of Canada Olympic Park from your front door, with popular neighbourhood parks & ravine walking trails only a short stroll away, & mere minutes to bus stops & easy access to community shopping, Crowchild Twin Arenas, Crowfoot Centre & LRT.