



**67 Scimitar Heath NW
Calgary, Alberta**

MLS # A2301707



\$725,000

Division:	Scenic Acres		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,479 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Irregular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 439
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Quartz Counters, Skylight(s), Storage, Walk-In Closet(s)		
Inclusions:	N/A		

This walkout bungalow sits on a large corner lot in Westchester Pointe Gardens, with views of Canada Olympic Park and mature trees surrounding the property for privacy and shade through the summer. The main floor has 9 foot ceilings with Divine Flooring white oak hardwood running across the level and down the stairs. A newer skylight brightens the foyer, and just off it is an office or den with French doors. The kitchen was fully gutted in 2016 with quartz countertops, full-length upper cabinetry, tile backsplash, an island open to the dining area, and new appliances. The dining area flows into the living room, both sitting under a cathedral ceiling anchored by a large arched window, with a new gas fireplace, south-facing exposure, and a walkout to a deck with an awning and a door with embedded blinds. The primary bedroom has a walk-in closet with pocket door and built-in organizers, and the ensuite has been updated with granite counters, a newer vanity, Moen fixtures, and newer flooring. A powder room with a custom cabinet and decorator sink and a laundry room sit off the garage entry. A glass panel stair railing with painted oak leads down to the walkout lower level. The large rec room has a gas fireplace with updated hearth and tile, built-in bookshelves, and opens to a covered patio. Two good-sized bedrooms sit off the hall along with a four-piece bathroom. Both bedroom windows were structurally enlarged for significantly more natural light. The hall and rec room have vinyl plank flooring and the bedrooms have newer carpet. The big-ticket items have all been handled. PolyB plumbing replaced with PEX on a home run manifold, triple pane windows throughout (2022), high efficiency furnace (2016), newer hot water tank (2024), and an electrically heated double garage with a newer opener. All toilets have been replaced and most light fixtures updated. Additional features

include a clay tile roof, upgraded 6 inch gutters, water softener, and central vacuum. Westchester Pointe is a well-managed bare land condo with professional landscaping and snow removal. Walking distance to green space and pathways along the Bow River, five minutes to Canada Olympic Park, and quick access to Crowfoot Crossing, the LRT, Stoney Trail, and Highway 1 to the mountains.