



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

860 Scimitar Bay NW
Calgary, Alberta

MLS # A2211492



\$780,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,864 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Level, Pie Shaped Lot		

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	Window Coverings
--------------------	------------------

*** Open House: Saturday, May 10th, 1:30pm to 3:30pm & Sunday, May 11th, 1:30pm to 3:30pm *** Step into the heart of Scenic Acres, a coveted neighbourhood in Calgary, Alberta, celebrated for its tranquil ambiance and closeness to nature. This stunning two-story family home with a HUGE backyard, nestled in an exclusive estate cul-de-sac, combines serenity and modern charm—a rare find indeed. Boasting 1,864 square feet, the property offers 4 spacious bedrooms and 2.5 updated bathrooms, making it perfect for a growing family. Pride of ownership shines through as original owners have lovingly maintained and upgraded the home to ensure comfort and elegance. The exterior features a new roof (2012), while the interior gleams with new hardwood floors throughout the entire house (2016). Every bathroom has been thoughtfully upgraded with a new bathtub, toilets, washbasin, wall and floor tiles, and fresh paint (2016). The kitchen has been completed with new granite countertops and backsplash (2016), pristine cabinets, and a spacious island. The adjoining nook leads to a sunny new back & front decks (2017), making it ideal for hosting gatherings or enjoying quiet mornings. Energy-efficient LED lighting (2016) enhances the ambiance throughout the house as well as a digital temperature controller (ECO Bee). Situated in a family-friendly community, the area provides access to schools, parks, green spaces, and a vibrant off-leash dog park with awe-inspiring views of the Rocky Mountains. Embrace the outdoors while living in a home that perfectly blends comfort, style, and location. Homes like this are few and far between. Don't miss out—schedule your viewing today and make your dream a reality!