

61 Scimitar Heath NW Calgary, Alberta

MLS # A2166714



\$615,000

Division:	Scenic Acres		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,313 sq.ft.	Age:	1997 (27 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 377
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Walk-In Closet(s)

Inclusions: The wheelchair lift in the garage can be taken out prior to possession or left for new owners. To be included in as/is condition with no representations or warranties.

Have you been waiting for a WALK-OUT bungalow with EXPANSIVE SOUTHERN VIEWS and glorious natural light? If so, this is the home for you. A meticulously maintained home, with upgrades throughout that have improved both aesthetics and functionality. Stepping into the house, you will notice the hardwood floors that span the main level. Natural light floods the kitchen, showing off the sleek white QUARTZ countertops and beautifully updated backsplash. Do you enjoy entertaining? This home has MASSIVE DINING AND LIVING that are perfectly suited to it. Even if you don't entertain often, you will enjoy the feel of these rooms and SOUTH EXPOSURE, which beams light into them. The primary bedroom also benefits from the south exposure, making the space inviting and comfortable. The primary bathroom has been updated to feature a stunning WALK-IN SHOWER, upgraded cabinets, and a skylight, again providing natural lighting. Downstairs, your imagination will run wild with the opportunities presented. The walk-out basement offers more great Indoor/Outdoor entertaining space. The basement also features a second bedroom and a 4-piece washroom. In the utility room, you will notice a HOT WATER TANK installed in 2023 and a FURNACE installed in 2022. Don't miss your chance to own this prime piece of real estate in Scenic Acres; opportunities like this don't come around often.