

860 Scimitar Bay NW  
Calgary, Alberta

MLS # A2221500



**\$769,900**

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

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

**Inclusions:** n/A

Experience the charm of Scenic Acres, one of Calgary's most sought-after neighbourhoods. This beautiful two-story family home, nestled in an exclusive estate cul-de-sac, offers harmony and modern elegance. With 1,864 square feet, four spacious bedrooms, and two and a half-updated bathroom, it's perfect for families. Meticulously maintained by its owners, the home features a new roof (2012), hardwood floors (2016), and fully remodelled bathrooms. At its heart, the kitchen boasts granite countertops, a stylish backsplash (2016), and a spacious island, opening to a sunlit deck—ideal for entertaining. Located in a vibrant community with top-rated schools, parks, and a scenic off-leash dog park, this home blends comfort, style, and location. Don't miss this rare opportunity—schedule your viewing today!