

231 Scimitar Bay NW  
Calgary, Alberta

MLS # A2289733



## \$995,000

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,881 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s)		

**Inclusions:** Tools like the leaf rake, shovel-spade, ice chipper, garden wheel barrow, nuts & bolts & screws in boxes. Seller will provide instructions on the door bell camera. Garburator in "as is" condition, blind in bedroom at bottom of stairs "as is". Lower fireplace never used "as is". Shed, snowblower & 100' extension cord, 50ft extension ladder, patio block & rubber edging for east/back pathway, 2nd fridge, firewood, shelves in furnace room & garage, pool table, games cabinet, forest art at top of stairs included.

Welcome to the prestigious estate enclave of Scenic Acres, where unobstructed south-facing views stretch across COP, mature treetops, and endless sky what the owners fondly call their "cruise ship view." From vibrant sunrises to breathtaking sunsets, the colors are extraordinary. Enjoy watching the deer in the neighbor's yard from the bedroom window. Great for bird watching as birds gather in the trees, and a quiet tree-lined pathway behind the home adds to the peaceful, nature-inspired setting all while being tucked into a desirable cul-de-sac. Offering nearly 4,000 sq ft of beautifully developed living space and Brazilian hardwood, this fully updated walkout bungalow blends warmth and openness. Vaulted ceilings and new triple-pane skylights flood the main level with natural light, enhancing the bright, open design. Expansive windows showcase the majestic south view from nearly every room. The living room is anchored by an elegant gas fireplace, creating the perfect space to unwind on cold evenings. The spacious, well-lit kitchen is designed for gathering and everyday convenience, featuring quartz countertops, premium appliances, generous pantry storage, and seamless flow into the dining and living areas. Whether hosting dinner parties or enjoying quiet mornings, this space delivers. The master bedroom offers a peaceful and private retreat with a luxurious ensuite and two large closets. There is a flex room on the main floor that could function as a bedroom but currently is utilized as a pantry featuring shelving and seasonal storage. The fully developed walkout lower level is just as bright and inviting, offering additional bedrooms, a large recreation and games area perfect for playing pool, ping pong and Wii games. One of the bedrooms is presently functioning as a quiet office providing an ideal environment for working from home and holding zoom

meetings. You will appreciate the well-organized laundry room with cabinetry and folding space. An added bonus is the great storage areas in the basement . The rebuilt deck overlooks the private south yard perfect for 3 season barbecues and soaking in the view. The long driveway comfortably accommodates multiple vehicles, complemented by recent concrete improvements and a double garage with an insulated door and epoxy flooring. &nbsp;Extensive mechanical and structural upgrades have been completed in recent years, including major systems, roofing, skylights, water line, and more - providing exceptional peace of mind for the next owner. This is a rare combination of panoramic views, mature surroundings and walkout design, all in one of NW Calgary&rsquo;s most sought-after estate communities. Please refer to the detailed upgrades feature sheet for a full list of improvements totaling over \$100k.