

\$574,900 - 7 Scotia Landing Nw, Calgary

MLS® #A2261763

\$574,900

2 Bedroom, 3.00 Bathroom, 1,208 sqft

Single Family on 0.10 Acres

Scenic Acres, Calgary, Alberta

Welcome to this fantastic bungalow villa in the exclusive community of Scenic Acres Villasâ€” within walking distance to the LRT. This fully finished home, with a double garage, is drenched in natural light and showcases soaring vaulted ceilings, three full bathrooms, and a sunny south-facing backyard with an extended deck and gas BBQ hook-up, perfect for enjoying warm afternoons. The main floor features gleaming hardwood laid on the diagonal, a bright office or den that could also serve as a second sitting room, and an expansive living room with vaulted ceilings and a cozy gas fireplace. The dining room is generous in size, making it ideal for family gatherings, while the eat-in kitchen offers upgraded appliances including an Ultraline gas stove, abundant granite counters, and a clever pull-out wood table that tucks away when not in use. The primary bedroom is a retreat with its walk-in closet and spa-like ensuite with heated floor, complete with an oversized shower offering jets, colour therapy, and sound system. A convenient laundry nook with washer, dryer, and storage completes this level. The fully developed lower level provides excellent additional living space with a large third bedroom, a spacious rec or games room with an electric fireplace, a full bathroom, and two separate storage rooms. Hobbyists will also love the impressive workshop with 220 wiring. Additional highlights include built-in central vacuum, storage shelving in the garage, no PolyB, nearby visitor parking, and



pet-friendly living with board approval. This exceptional property allows you to downsize without compromise in a bright, spacious villa in one of NW Calgary's most desirable locations. (id:6289)

Built in 1999

Essential Information

Listing #	A2261763
Price	\$574,900
Bedrooms	2
Bathrooms	3.00
Square Footage	1,208
Acres	0.10
Year Built	1999
Type	Single Family
Sub-Type	Bare Land Condo
Style	Bungalow

Community Information

Address	7 Scotia Landing Nw
Subdivision	Scenic Acres
City	Calgary
Province	Alberta
Postal Code	T3L3K2

Amenities

Amenities	Schools, Shopping
Features	See remarks, No neighbours behind, Closet Organizers, No Animal Home, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Hood Fan, Garage door opener
Heating	Natural gas Forced air

Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)



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