



THE
A-TEAM

**RE/MAX
FIRST**

9943 SCURFIELD Drive, Calgary T3L 1V9

MLS®#: **A2165217** Area: **Scenic Acres** Listing Date: **09/13/24** List Price: **\$650,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **4,886 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,758**
 Low Sqft:
 Ttl Sqft: **1,758**

DOM

6
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Gazebo,Front Yard,Lawn,Landscaped,Level,Street Lighting,Yard Lights,Rectangular Lot**
 Park Feat: **Additional Parking,Concrete Driveway,Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Lighting,Private Yard**

Construction: **Brick,Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Freezer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Stone Counters,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	8`3" x 4`9"
Kitchen	Main	19`0" x 12`5"
Mud Room	Main	3`8" x 4`1"
4pc Ensuite bath	Upper	12`4" x 10`0"
4pc Bathroom	Upper	7`5" x 7`8"
Bedroom	Upper	9`0" x 10`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	9`0" x 8`1"
Living Room	Main	10`8" x 23`0"
Nook	Main	11`6" x 5`9"
Bedroom - Primary	Upper	12`5" x 19`7"
Bedroom	Upper	9`2" x 11`3"
Bedroom	Basement	11`7" x 13`9"

3pc Ensuite bath
2pc Bathroom

Basement
Main

6`10" x 11`2"
5`6" x 4`8"

Family Room

Basement

15`6" x 21`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9310461

Zoning:
R-C1

Remarks

Pub Rmks:

Discover the charm of 9943 Scurfield Drive NW, a perfect detached starter home in the coveted "Brownstones" of Scenic Acres by Albi Built Homes. Ideally located near Crowfoot LRT station and within walking distance of shopping, multiple schools, parks, and pathways, the location offers unparalleled convenience. This fully developed residence features all-new luxury vinyl plank flooring throughout the main and second levels, creating a seamless and contemporary aesthetic. The inviting living and dining areas are perfect for versatile living, enhanced by a floor-to-ceiling pantry and space ideal for a home office or creative studio. The kitchen is an entertainers dream, equipped with a deep sink and a grand 64-inch refrigerator/freezer combo. The granite kitchen island and surrounding counters provide a perfect setting for both culinary creation and entertaining. On the second floor, the expansive primary suite offers a luxurious retreat with cathedral ceilings and ensuite featuring a jacuzzi soaker tub. Two additional well-sized bedrooms complete the upper level. The basement includes a recently renovated fourth bedroom with an ensuite bathroom, ideal for guests or family. Recent upgrades ensure peace of mind with brand new paint throughout, new LVP flooring, a high-efficiency Lennox furnace (2022), a hot water tank (2021), a top-of-the-line water softener with nine filters (annually maintained), asphalt shingles (2013), and select windows (starting in 2019). Enjoy the convenience of ample parking with space for up to six vehicles, including a double detached garage. The tranquil backyard features a gazebo, perfect for relaxing summer evenings. Don't miss your chance to own this exceptional home, the best-priced detached property in Scenic Acres!

Inclusions:
Property Listed By:

N/A
RE/MAX iRealty Innovations

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











