



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**103 SCANDIA Bay, Calgary T3L 1J9**

MLS® #: **A2166863**      Area: **Scenic Acres**      Listing Date: **09/22/24**      List Price: **\$980,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1989**  
Lot Information  
 Lot Sz Ar: **7,427 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,500**  
 Low Sqft:  
 Ttl Sqft: **2,500**

DOM

**6**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Corner Lot**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Cedar Shake**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**  
 Construction: **Brick,Stucco,Wood Frame**  
 Flooring: **Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Wood**  
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	14`3" x 9`10"	Family Room	Main	15`2" x 15`0"
Kitchen	Main	13`10" x 21`1"	Living Room	Main	13`10" x 21`1"
Office	Main	10`1" x 9`7"	Bedroom - Primary	Second	16`7" x 14`8"
Bedroom	Second	10`3" x 10`0"	Bedroom	Second	9`11" x 11`10"
Bedroom	Second	9`11" x 11`10"	Bedroom	Basement	9`6" x 14`1"

**Bedroom**  
**4pc Bathroom**

**Basement**  
**Main**

**12' 4" x 11' 11"**  
**8' 5" x 8' 3"**

**5pc Ensuite bath**  
**4pc Bathroom**  
Legal/Tax/Financial

**Second**  
**Second**

**8' 3" x 11' 10"**  
**4' 11" x 8' 9"**

Title:  
**Fee Simple**  
Legal Desc:

**8911753**

Zoning:  
**R-C1**

Remarks

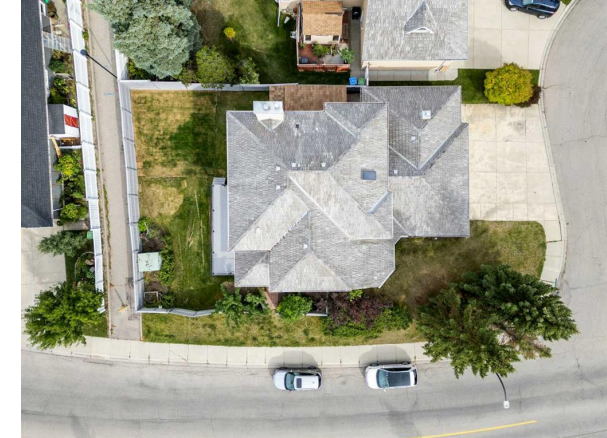
Pub Rmks:

**Nestled in the desirable Scenic Acres neighborhood, this newly renovated residence presents a rare blend of luxury and functionality, complemented by a triple attached garage/RV parking and expansive driveway. The dramatic open-concept living and dining area features vaulted ceilings and a skylight, setting the tone for sophistication. Luxury vinyl plank flooring flows throughout the main and upper levels, while the thoughtful floorplan seamlessly integrates formal and informal spaces. The gourmet kitchen boasts quartz countertops, professional-grade appliances, and soft-close cabinets, adjacent to a cozy family room with fireplace. A versatile in-home office/bedroom and convenient laundry facilities and full bath enhance the main level. The upper level showcases a serene primary retreat with walk-in closet and spa-inspired four-piece ensuite, accompanied by three generous bedrooms and a four-piece bathroom. The partially finished basement adds two additional bedrooms. This meticulously updated property boasts an impressive array of new features, including flooring, lighting, hot water tank, furnaces, electrical components, water pipes, exterior stucco, and painting. Located mere moments from urban amenities, schools, parks, shopping centres, and recreational facilities, this exceptional residence offers the ultimate in comfort and style.**

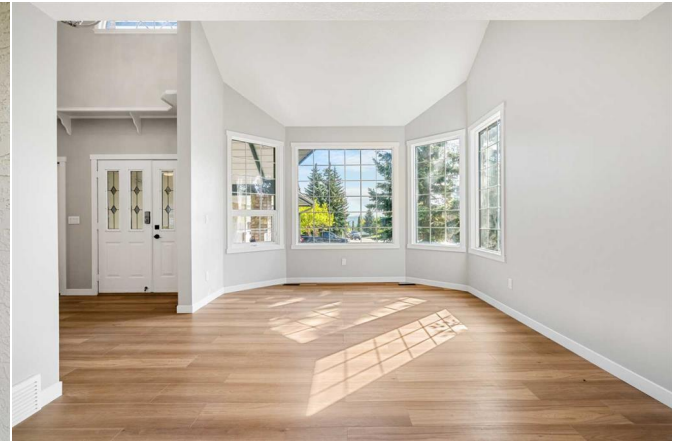
Inclusions:  
Property Listed By:

**shed in backyard**  
**CiR Realty**

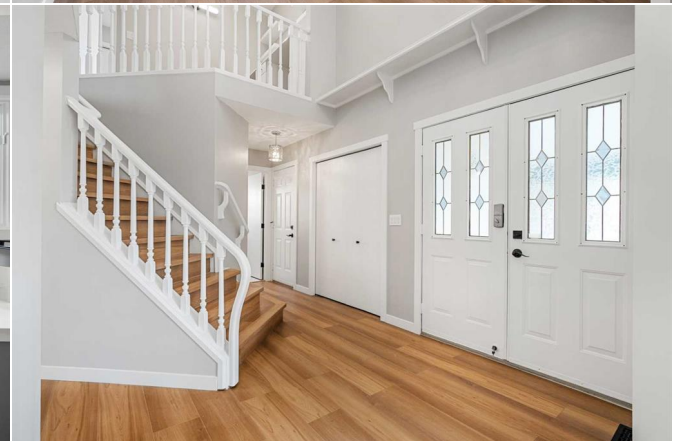
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





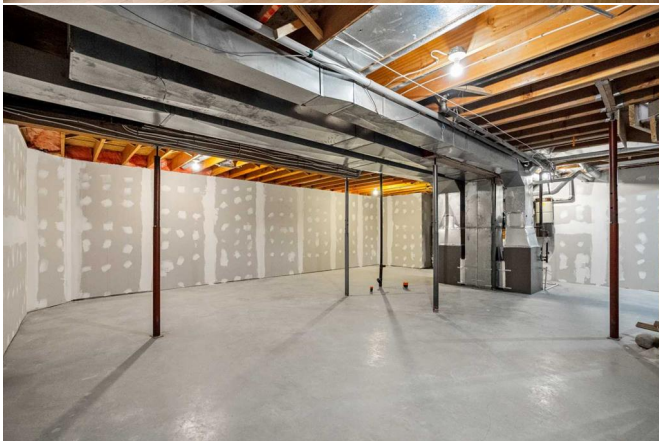




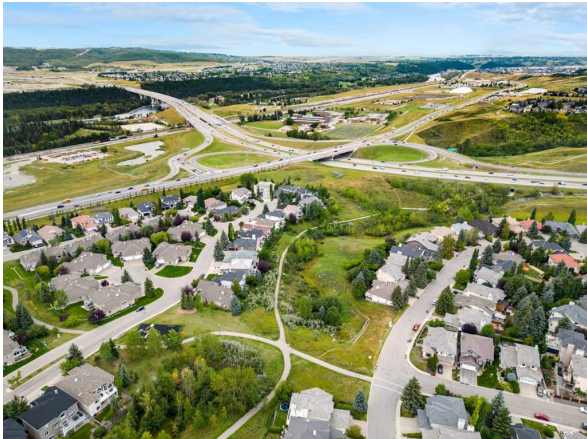












**103 Scandia Bay NW, Calgary, AB**

Main Floor Exterior Area 13762.21 sq ft  
Interior Area 1280.99 sq ft  
Excluded Area 699.91 sq ft



0 5 10

PREPARED: 2024/09/20



White regions are excluded from total floor area in KUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**103 Scandia Bay NW, Calgary, AB**

1st Floor Exterior Area 1223.30 sq ft  
Interior Area 1206.45 sq ft



0 3 6

PREPARED: 2024/09/20



White regions are excluded from total floor area in KUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

103 Scandia Bay NW, Calgary, AB

Basement (Below Grade) Exterior Area 1318.19 sq ft  
Interior Area 1223.29 sq ft



PREPARED 2024/02/20



While regions are excluded from total floor area in GMLSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.