



THE
A-TEAM

**RE/MAX
FIRST**

43 SCIMITAR Point, Calgary T3L2B3

MLS®#: **A2172793** Area: **Scenic Acres** Listing **10/13/24** List Price: **\$800,000**
 Status: **Pending** County: **Calgary** Date: Change: **-\$10k, 13-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1997** Abv Sqft: **2,330**
 Lot Sz Ar: **4,553 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **2,330**

Access:
 Lot Feat: **Landscaped,Views**
 Park Feat: **Double Garage Attached**

DOM

16
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey Split**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Balcony,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"	Den	Main	12`1" x 10`11"
Living Room	Main	10`11" x 16`3"	Dining Room	Main	8`10" x 13`0"
Family Room	Main	13`6" x 15`2"	Kitchen	Main	12`8" x 13`5"
Dinette	Main	8`4" x 10`11"	Bedroom - Primary	Second	19`0" x 13`5"
Bedroom	Second	9`11" x 15`10"	Bedroom	Second	11`7" x 9`11"
Bedroom	Lower	10`4" x 16`7"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9512377

Remarks

Pub Rmks: **2330 square foot 2 storey split with South facing walkout basement. Amazing panoramic views from the from the oversized deck off the kitchen, upgraded finishings & situated in the Westchester Estates area w/ short walks to PARKS, playgrounds, sports facilities & environmental reserve. 5 minute walk to the Nouveau-Monde French school. Upgrades include granite countertops & breakfast bar, marble backsplash, 2 marble-faced gas fireplaces, vaulted ceilings, main floor den, skylight, 3 walk-in closets, 5 piece spa like ensuite, upper laundry, basement in-floor heat, and lots of storage. The floor plan was custom designed to maximize flow & views of mountains, downtown & COP. Attractive professional landscaping w/ roman brick patio, rock wall, cedar features & underground sprinklers. Low maintenance exterior & located by extensive greenspace. This home is a must see!**

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

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









