



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**66 SCOTIA Point, Calgary T3L 2C5**

MLS®#: **A2179934**      Area: **Scenic Acres**      Listing **11/19/24**      List Price: **\$675,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1996**      Abv Sqft: **1,720**  
 Lot Sz Ar: **5,694 sqft**      Low Sqft:  
 Lot Shape: **F=5.82 W=31.27**      Ttl Sqft: **1,720**  
**N=19.77 E=9.6**  
**SE=31.80**

Access:  
 Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Fruit Trees/Shrub(s),Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

DOM

**32**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt**      Construction: **Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Linoleum**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Laminate Counters,No Smoking Home,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`7" x 12`1"	Kitchen	Main	10`7" x 10`2"
Nook	Main	10`7" x 9`0"	2pc Bathroom	Main	
Laundry	Main	8`5" x 11`5"	Dining Room	Main	12`1" x 9`2"
Bedroom - Primary	Second	13`10" x 12`1"	Bedroom	Second	9`11" x 9`0"
Bedroom	Second	10`4" x 10`0"	Family Room	Second	17`2" x 13`8"
4pc Bathroom	Second		4pc Ensuite bath	Second	
Office	Basement	11`9" x 11`1"	Game Room	Basement	19`1" x 11`4"

<b>Storage</b>	<b>Basement</b>	<b>10`9" x 10`4"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>10`9" x 16`1"</b>
			Legal/Tax/Financial		

Title: **Fee Simple**  
 Legal Desc: **9610899**

Zoning: **R-CG**

Remarks

Pub Rmks: **One owner home located in family-friendly community of Scenic Acres. Inviting 2Storey sits in a cul-de-sac, next to a playground and dog walking park. This home offers you 3-bedrooms, 2.5-bathrooms Living Room, Dining Room, Kitchen Area and an Upper Family room. A Large deck off the Kitchen nook and don't forget the Double attached garage and lots of close by on street additional parking (which is usually rare in cul de sacs). As you enter you're greeted by a spacious foyer and open-concept that connects the Living, Dining, and Kitchen areas, creating a perfect flow for both everyday living and entertaining. Lots of natural light pours in through the large windows. The white kitchen featuring a peninsula with Sink and Dishwasher within reach of the nook. Ample cupboards, counter space & pantry. Completing the main level is a two-piece bathroom and laundry. Run Upstairs to the Bonus Room over the garage and to the 3 bedrooms. Master offers a 4 pce Enusite and walkin closet. Two additional bedrooms share a well-appointed four-piece bathroom, while the bonus room offers a cozy atmosphere perfect for relaxing. The partially finished basement provides a rec room and office that you could turn into your own Flex room. Lots of extra storage space. Outside the backyard includes a deck perfect for summer gatherings and mature fruit trees. Scenic Acres offers an exceptional lifestyle, with a five-minute walk to the community center, Scenic Acres School, multiple parks and other nearby schools. The Crowfoot LRT station, Crowfoot Crossing shops and restaurants, the Melcor YMCA, and Crowfoot Library are just a short 15 minute walk or 5 minute drive away. With easy access to Stoney Trail and Crowchild Trail, and only a 10-minute drive to Baker Park and the Bow River, this location is hard to beat. Check out the map, floor plans and 3D tour for a closer look before your visit.**

Inclusions: -  
 Property Listed By: **eXp Realty**

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















