



THE
A-TEAM

**RE/MAX
FIRST**

103 SCANDIA Bay, Calgary T3L 1J9

MLS®#: **A2183362** Area: **Scenic Acres** Listing Date: **12/18/24** List Price: **\$899,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1989** Abv Sqft: **2,487**
Lot Information Low Sqft:
 Lot Sz Ar: **7,427 sqft** Ttl Sqft: **2,487**
 Lot Shape:

DOM

3
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,Irregular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Cedar Shake** Construction: **Brick,Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Wood**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Skylight(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`7" x 8`5"	Breakfast Nook	Main	13`8" x 9`8"
Dining Room	Main	14`3" x 9`11"	Family Room	Main	12`7" x 16`4"
Foyer	Main	12`10" x 8`10"	Kitchen	Main	10`7" x 11`3"
Living Room	Main	15`4" x 15`1"	Office	Main	10`2" x 9`8"
4pc Bathroom	Upper	5`0" x 8`10"	5pc Ensuite bath	Main	8`4" x 11`11"
Bedroom	Upper	10`1" x 11`11"	Bedroom	Upper	10`1" x 11`11"
Bedroom	Upper	10`4" x 10`1"	Bedroom - Primary	Upper	24`11" x 14`8"

Walk-In Closet
Bedroom

Upper
Basement

8`1" x 6`4"
9`8" x 14`3"

Bedroom

Basement

12`5" x 12`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8911753

Remarks

Pub Rmks:

Nestled in the desirable community of Scenic Acres in Calgary, Alberta, this fully renovated home combines modern luxury with unparalleled convenience. Surrounded by lush green spaces and just minutes from major roadways and public transit, the location offers easy access to everything you need while maintaining a serene, suburban atmosphere. The property boasts a triple-attached garage and dedicated RV parking, ensuring ample space for all your vehicles and outdoor equipment. Step inside to discover a home bathed in natural light, thanks to its vaulted ceilings, skylights, and large windows throughout. Luxury vinyl plank flooring spans the main and upper levels, creating a seamless flow between the spaces. The main floor is thoughtfully designed for both relaxation and entertaining, featuring a formal living room, an elegant dining room, and a cozy family room complete with a fireplace. The stunning gourmet kitchen is a centerpiece, offering quartz countertops, high-end appliances, and soft-close cabinetry. A versatile office, convenient laundry area, and a full bathroom complete the main level. Upstairs, the primary suite is a private retreat with a walk-in closet and a spa-like four-piece ensuite. Three additional spacious bedrooms and another full bathroom provide ample space for family or guests. The partially finished basement expands the living area with two additional bedrooms, offering endless possibilities for customization. This home has been meticulously upgraded with new mechanical systems, including a hot water tank, furnaces, electrical, plumbing, and fresh stucco, ensuring peace of mind for years to come. Ideally located near schools, shopping, parks, and recreation, this Scenic Acres gem offers the perfect blend of comfort, style, and convenience. Welcome Home!

Inclusions:
Property Listed By:

**Shed
Century 21 Bamber Realty LTD.**

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











