



THE A-TEAM

RE/MAX FIRST

15 SCANDIA Point, Calgary T3L 1T6

MLS@#: A2197918 Area: Scenic Acres Listing Date: 03/05/25 List Price: \$1,100,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1988
Lot Information
Lot Sz Ar: 7,061 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 2,360
Low Sqft:
Ttl Sqft: 2,360

DOM
4
Layout
Beds: 5 (3 2)
Baths: 3.0 (3 0)
Style: Bungalow

Parking
Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Yard,Backs on to Park/Green Space,Garden,Landscaped,Low Maintenance Landscape,Many Trees,No Neighbours Behind,Private,Secluded,Treed,Underground Sprinklers,Views
Park Feat: Double Garage Attached,Driveway,Front Drive,Oversized

Utilities and Features

Roof: Concrete
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: Awning(s),Balcony,BBQ gas line,Fire Pit,Garden,Private Yard

Construction: Concrete,Stucco
Flooring: Carpet,Hardwood,Laminate,Tile
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings
Int Feat: Bidet,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,Jetted Tub,No Smoking Home,Pantry,Separate Entrance,Storage,Vaulted Ceiling(s),Walk-In Closet(s)

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 5pc Bathroom, Bedroom, Breakfast Nook, etc.

Pantry	Main	2`9" x 1`0"	Bedroom - Primary	Main	14`11" x 17`2"
Walk-In Closet	Main	7`6" x 6`4"	3pc Bathroom	Lower	9`3" x 7`11"
Bedroom	Lower	12`0" x 15`1"	Bedroom	Lower	15`9" x 14`4"
Bonus Room	Lower	13`4" x 22`1"	Den	Lower	21`10" x 15`3"
Game Room	Lower	25`1" x 36`5"	Storage	Lower	11`7" x 12`7"
Furnace/Utility Room	Main	11`7" x 9`1"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **8811376**

Zoning: **R-CG**

Remarks

Pub Rmks: **OPEN HOUSE March 8 & 9 - 1pm-3pm! Tucked away in a quiet cul-de-sac in the sought-after community of Scenic Acres, this expansive walkout bungalow offers over 4600 sq. ft. of thoughtfully designed living space. South-facing and backing directly onto lush green space, this home provides unparalleled privacy, direct park access, and stunning natural views. A covered, enclosed veranda at the front of the home welcomes you inside. Step into the grand entrance, where a striking solid wood curved staircase leads to the walkout basement, setting the tone for the home's impressive design. The main level boasts vaulted ceilings and three skylights, flooding the space with natural light. The layout is both functional and elegant, featuring granite countertops throughout, including the kitchen and all bathrooms. The home also offers multiple access points to the garage, with entries from different levels for added convenience. The walkout basement is an entertainer's dream, featuring new carpet throughout, cold storage, and a rough-in for a bar—a perfect space for gatherings or future customization. Outside, the beautifully landscaped backyard is a summer paradise, complete with two apple trees, an irrigation system, and frequent visits from local wildlife. The direct access to the park makes it easy to enjoy walking paths, nature, and nearby tennis and basketball courts. Comfort meets efficiency with tinted windows and central AC, keeping the home cool in the summer while maximizing energy savings. This is a rare opportunity to own a one-of-a-kind bungalow in one of the city's most desirable locations. Don't miss out—schedule your showing today!**

Inclusions: **N/A**
 Property Listed By: **CIR Realty**

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











