



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15 SCANDIA Point, Calgary T3L 1T6**

MLS®#: **A2206234**      Area: **Scenic Acres**      Listing Date: **03/27/25**      List Price: **\$1,075,000**  
 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

**16**  
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

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**  
 Legal Desc: **8811376**

Zoning: **R-CG**

Remarks

Pub Rmks:

**OPEN HOUSE April 5 & 6 1-3pm!** 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**











