# \$699,900 - 27 Scotia Point Nw, Calgary

MLS® #A2205074

## \$699,900

3 Bedroom, 4.00 Bathroom, 1,516 sqft Residential on 0.10 Acres

Scenic Acres, Calgary, Alberta

Welcome to this 3 Bedroom, 3.5 Bathroom two-storey home in Scenic Acres, offering over 2,000 sq ft of developed living space.
Highlights include LVP throughout the whole house!! NO CARPET!! A bright Walkout Basement, fully fenced and landscaped backyard, upper-level Bonus Room with fireplace, double attached garage, and a newly renovated Kitchen with elegant quartz countertops.

The Main Floor features a spacious Living Room with a large picture window that brings in plenty of natural light. Adjacent is a dedicated Dining Room with access to the Deck overlooking the backyard. The well appointed Kitchen boasts brand new quartz countertops, newer backsplash, and a central Island with a convenient Breakfast Barâ€"ideal for casual meals with your family. A Half Bath with Laundry unit completing this level.

Upstairs offers flexibility with a generous
Bonus Room with a cozy Gas Fireplace,
perfect for work or relaxation. With an
east-facing front, this space enjoys beautiful
morning light throughout the day. The Primary
Bedroom includes a private 4-piece Ensuite
Bath and a Walk-In Closet. Two additional
Bedrooms and another full Bathroom complete
the upper floor with comfort and versatility.

The fully finished Walkout Basement adds valuable living space, filled with natural light







and direct access to the backyard. A large Game Room offers endless potential for a home gym, media room, or guest area. A full Bathroom rounds out this level, enhancing its functionality.

Step outside to enjoy the landscaped and fully fenced backyard, featuring lower Patio, and Fire Pit. Walking distance to Monsignor EL Doyle Elementary School and Scenic Acres School. Located close to parks, shopping, and major roadways, this Scenic Acres home blends comfort, space, and lifestyle. Book your showing today!

#### Built in 1996

### **Essential Information**

MLS® # A2205074 Price \$699,900

Bedrooms 3
Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,516 Acres 0.10 Year Built 1996

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 27 Scotia Point Nw

Subdivision Scenic Acres

City Calgary
County Calgary
Province Alberta
Postal Code T3L 2B1

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Insulated

# of Garages 2

#### Interior

Interior Features Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Other

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Fire Pit

Lot Description Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 27th, 2025

Days on Market 48

Zoning R-CG

#### **Listing Details**

Listing Office Jessica Chan Real Estate & Management Inc.

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