

# \$780,000 - 860 Scimitar Bay Nw, Calgary

MLS® #A2211492

**\$780,000**

4 Bedroom, 3.00 Bathroom, 1,864 sqft

Residential on 0.12 Acres

Scenic Acres, Calgary, Alberta

\*\*\* Open House: Saturday, May 10th, 1:30pm to 3:30pm & Sunday, May 11th, 1:30pm to 3:30pm \*\*\* Step into the heart of Scenic Acres, a coveted neighbourhood in Calgary, Alberta, celebrated for its tranquil ambiance and closeness to nature. This stunning two-story family home with a HUGE backyard, nestled in an exclusive estate cul-de-sac, combines serenity and modern charm—a rare find indeed. Boasting 1,864 square feet, the property offers 4 spacious bedrooms and 2.5 updated bathrooms, making it perfect for a growing family. Pride of ownership shines through as original owners have lovingly maintained and upgraded the home to ensure comfort and elegance. The exterior features a new roof (2012), while the interior gleams with new hardwood floors throughout the entire house (2016). Every bathroom has been thoughtfully upgraded with a new bathtub, toilets, washbasin, wall and floor tiles, and fresh paint (2016). The kitchen has been completed with new granite countertops and backsplash (2016), pristine cabinets, and a spacious island. The adjoining nook leads to a sunny new back & front decks (2017), making it ideal for hosting gatherings or enjoying quiet mornings. Energy-efficient LED lighting (2016) enhances the ambiance throughout the house as well as a digital temperature controller (ECO Bee). Situated in a family-friendly community, the area provides access to schools, parks, green spaces, and a vibrant off-leash dog park with awe-inspiring views of



the Rocky Mountains. Embrace the outdoors while living in a home that perfectly blends comfort, style, and location. Homes like this are few and far between. Don't miss out—schedule your viewing today and make your dream a reality!

Built in 1996

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2211492    |
| Price          | \$780,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,864       |
| Acres          | 0.12        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 860 Scimitar Bay Nw |
| Subdivision | Scenic Acres        |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3L2B3              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | No Animal Home, No Smoking Home |
|-------------------|---------------------------------|

|                 |                                                                    |
|-----------------|--------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Oven, Range Hood, Refrigerator, Washer |
| Heating         | Forced Air, Natural Gas, Standard                                  |
| Cooling         | None                                                               |
| Fireplace       | Yes                                                                |
| # of Fireplaces | 1                                                                  |
| Fireplaces      | Brick Facing, Family Room, Gas                                     |
| Has Basement    | Yes                                                                |
| Basement        | Full, Unfinished                                                   |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | None                                          |
| Lot Description   | Cul-De-Sac, Landscaped, Level, Pie Shaped Lot |
| Roof              | Wood                                          |
| Construction      | Stucco, Wood Frame                            |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 12               |
| Zoning         | R-CG             |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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