

**860 Scimitar Bay NW**  
**Calgary, Alberta**

**MLS # A2221500**



**\$769,900**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,864 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Level, Pie Shaped Lot		

**Heating:** Standard, Forced Air, Natural Gas

**Floors:** Ceramic Tile, Hardwood

**Roof:** Wood

**Basement:** Full, Unfinished

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** n/A

Experience the charm of Scenic Acres, one of Calgary's most sought-after neighbourhoods. This beautiful two-story family home, nestled in an exclusive estate cul-de-sac, offers harmony and modern elegance. With 1,864 square feet, four spacious bedrooms, and two and a half-updated bathroom, it's perfect for families. Meticulously maintained by its owners, the home features a new roof (2012), hardwood floors (2016), and fully remodelled bathrooms. At its heart, the kitchen boasts granite countertops, a stylish backsplash (2016), and a spacious island, opening to a sunlit deck—ideal for entertaining. Located in a vibrant community with top-rated schools, parks, and a scenic off-leash dog park, this home blends comfort, style, and location. Don't miss this rare opportunity—schedule your viewing today!