# **\$1,075,000 - 15 Scandia Point Nw, Calgary**

MLS® #A2206234

## \$1,075,000

5 Bedroom, 3.00 Bathroom, 2,360 sqft Residential on 0.16 Acres

Scenic Acres, Calgary, Alberta

OPEN HOUSE March 29 & 30th 12pm - 2pm! 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 barâ€"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 outâ€"schedule your showing today!

#### Built in 1988

### **Essential Information**

MLS® # A2206234 Price \$1,075,000

Bedrooms 5 Bathrooms 3.00

Full Baths 3

Square Footage 2,360 Acres 0.16 Year Built 1988

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 15 Scandia Point Nw

Subdivision Scenic Acres

City Calgary
County Calgary
Province Alberta
Postal Code T3L 1T6

# **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway, Front Drive, Oversized

# of Garages 2

### Interior

Interior Features 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), Bidet

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric

Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Family Room, Wood Burning

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features Awning(s), Balcony, BBQ gas line, Fire Pit, Garden, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Low

Maintenance Landscape, Many Trees, No Neighbours Behind, Private,

Secluded, Treed, Underground Sprinklers, Views

Roof Concrete

Construction Concrete, Stucco Foundation Poured Concrete

#### **Additional Information**

Date Listed March 27th, 2025

Days on Market 7

Zoning R-CG

### **Listing Details**

Listing Office CIR Realty

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