



**GRASSROOTS**  
REALTY GROUP

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**53 Scimitar Heath NW**  
**Calgary, Alberta**

**MLS # A2281232**



**\$649,900**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,493 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 438
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, French Door, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Skylight(s), Soaking Tub, Solar Tube(s), Steam Room, Storage		
<b>Inclusions:</b>	NONE		

HOME SWEET HOME! This is your incredible opportunity to own a WALK-OUT BUNGALOW style semi-detached home in the highly sought-after villa community of Westchester Pointe Gardens in Scenic Acres! This immaculately maintained, upgraded home is being sold for the first time by the original owners and is loaded with pride of ownership. Main floor has a combination of hardwood flooring and carpeting, cathedral ceiling, and an open concept floor plan with a formal dining room. The living room is flooded with natural sunlight and complemented with a 3-sided fireplace that is perfect for entertaining. The kitchen includes granite countertops, granite island, breakfast nook, corner pantry, ample cabinet space and updated stainless steel appliances. Leading from the breakfast nook to the outside is a large south facing upper deck with a view of the Rocky Mountains, Canada Olympic Park, the Bow River valley and Bowness Park. The main floor also offers a den or tv room that can be closed off with double French doors. Completing this floor plan is a 2-piece powder room, a laundry room leading to a two car garage, large master bedroom with a view, 5 piece ensuite which includes soaker tub, double vanity and walk in shower. Downstairs is a WALKOUT BASEMENT highlighted by a family room with a gas fireplace, bedroom, 4 piece bathroom and a large bright and sunny office/den or a space that could be utilized as a bedroom. The unfinished portion of the basement has a large storage area with shelves that could be developed. Outside, offers you a double attached garage with 2 additional driveway parking spots. The backyard provides you with your own private oasis with a huge upper deck patio to bask in your DREAMY, UNOBSTRUCTED VIEWS of the majestic Rocky Mountains Downtown Calgary Skyline, Bow River Valley and Canada Olympic Park.

Also featured in your beautifully manicured backyard is a patio and plenty of space for pet owners. This unrivalled location is close to all major amenities including reputable schools, University of Calgary, SAIT, Foothills Medical Centre, Children's Hospital, Crowfoot Centre and Northwest Market Mall shopping, LRT and public transportation options, Canada Olympic Park, a golf course and easy access to Stoney Trail and highway #1 to escape to Canmore, Banff and the mountains. Don't miss out, book your private viewing of this GEM today!