



**9 Scripps Landing NW  
Calgary, Alberta**

**MLS # A2308306**



**\$995,000**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,493 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Basement Refrigerator, Basement Dishwasher, Shed

This isn't just a renovation, it's a complete transformation that redefines luxury living in one of Calgary's most desirable communities. From the moment you arrive, the freshly painted exterior signals that this fully reimagined bungalow is something extraordinary. Step inside to discover soaring vaulted ceilings and designer light fixtures that immediately capture your attention. The open concept main floor flows beautifully from the bright living room overlooking the front yard into a generous dining area. The chef-inspired kitchen is the undisputed star, featuring quartz countertops, premium stainless-steel appliances, and an oversized island that naturally becomes the gathering spot. This culinary haven opens to a welcoming family room anchored by a gas fireplace with custom built-ins, plus direct access to the expansive back deck complete with a custom built-in awning. Your private main floor primary suite is a spa like sanctuary with dual closets, covered deck access, and a luxurious ensuite showcasing double vanities, a custom walk-in shower, and a freestanding soaker tub. An additional flexible bedroom on this level works perfectly as a nursery, home office, or guest room, while a beautifully appointed 4-piece bathroom rounds out the main floor. The walkout lower level is flooded with natural light from oversized windows. This level centers around a custom media unit with a fireplace and features an impressive wet bar with built-in shelving and a large serving island. The unique second master suite downstairs includes a walk-in closet and a 4-piece ensuite, while two additional bedrooms share another full bathroom. Fitness lovers will appreciate the dedicated gym room with premium rubber flooring and floor-to-ceiling mirrors. The spacious laundry room offers quartz countertops, and the utility area provides abundant storage solutions. Updates include a

newer furnace, hot water tank, &nbsp; humidifier, and triple-pane windows. The double garage features bonus lofted storage, plus there's a brand new shed in the beautifully landscaped backyard. Scenic Acres offers the perfect combination of natural beauty, strong community spirit, and urban convenience. With outstanding amenities, nearby parks, schools, and excellent transit connections, this neighborhood delivers an exceptional lifestyle for growing families and professionals. This is your chance to own a true masterpiece in one of Calgary's most sought after communities!