



**244 Scurfield Place NW  
Calgary, Alberta**

**MLS # A2313453**



**\$699,000**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,715 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, French Door, Jetted Tub, Kitchen Island		

**Inclusions:** Murphy Bed and Basement Entertainment Unit

**OPEN HOUSE - SUNDAY MAY 31 FROM 1 PM TO 4PM - UPGRADES INCLUDE SOME NEW WINDOWS, BATHROOMS AND MORE**  
- Welcome to this quaint home nestled on a quiet, family-friendly cul-de-sac in the community of Scenic Acres. Surrounded by mature trees and thoughtfully designed low-maintenance landscaping, this home offers comfort, functionality, and location. Step inside to an open to below entrance that leads into a bright and spacious layout featuring an open-concept design at the rear of the home &mdash; perfect for both quiet getaways or entertaining. The kitchen offers ample workspace and an island serves as a convenient breakfast bar, work space and more storage. The kitchen opens up to the family room, rich in warmth with a central fireplace and custom built-ins. The dining room provides the perfect setting for hosting family dinners and special occasions, while the versatile front office/sitting room with French doors offers privacy and flexibility for working from home, reading, or relaxing. Convenient main-floor laundry adds everyday practicality to this well-designed home. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with a beautiful ensuite bathroom with jetted tub. The additional bedrooms provide excellent space for family or guests and are highlighted with large windows for additional comfort. The finished basement extends your living space featuring a built-in Murphy bed for overnight guests, a beautiful fourth bedroom, and two separate storage rooms. Perfectly located within walking distance to the LRT, schools, parks, pathways, community centre, hockey arenas, soccer fields, and outdoor rink. With quick access to major roadways, commuting throughout Calgary is convenient and efficient. This Scenic Acres home combines space, comfort, and an unbeatable location &mdash;

book a private tour today.