



GRASSROOTS
REALTY GROUP

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523 Scimitar Bay NW
Calgary, Alberta

MLS # A2317968



\$1,148,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,107 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
Lot Size:	0.30 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Creek/River/Stream/Pond, Cul-De-S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, Mixed, Other	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Tile Counters, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Pool Table, bbq, and other things can be included		

Welcome to this truly one-of-a-kind custom-built walkout home, perfectly tucked away in an exclusive cul-de-sac in the heart of Scenic Acres, offering breathtaking mountain views from every level, expansive green space views, and over three levels of incredible living space. Combining timeless traditional architecture on the exterior with a stunning modern mid-century inspired interior, this home offers a rare blend of warmth, character, and contemporary design. From the moment you step inside, you are greeted by a grand open-to-above foyer and living room filled with natural light and framed by soaring windows that showcase the incredible views beyond. The main floor was thoughtfully designed for both everyday living and entertaining, featuring a spacious formal dining room, a beautifully updated custom kitchen with unique imported tiles sourced from around the world, and a cozy family room anchored by a fireplace. A large laundry room with laundry chute adds everyday convenience, while the impressive turret-style office creates the perfect work-from-home setup, creative space, or dedicated kids's study area connected to the main living space. Thoughtfully designed with functionality in mind, the home features extensive California Closets throughout, offering exceptional storage solutions and organization across all levels. Every space has been carefully planned to maximize both comfort and practicality while maintaining the home's clean and timeless aesthetic. Upstairs, the home continues to impress with a bright and spacious layout designed to capture the surrounding mountain and green space views from nearly every angle. The primary retreat offers its own private balcony to enjoy the breathtaking mountain views, creating the perfect place to enjoy your morning coffee or unwind with evening sunsets, along with a large ensuite featuring oversized

windows that bring the outdoors in. Three additional spacious bedrooms and a full bathroom complete the upper level, making this an ideal family home. The walkout basement offers incredible future potential and flexibility for the next owner. Electrical and drywall have already been completed, featuring a partially finished 1 bedroom and 1 bathroom layout, along with additional space ideal for a future steam room, gym, theatre space, or extended living area. Two 220-volt plugs are already installed, giving buyers the opportunity to finish the space to suit their lifestyle. Outside, enjoy the sunny south-facing backyard designed to take full advantage of the home's incredible setting and natural light exposure. The expansive concrete patio creates the perfect foundation for a future outdoor kitchen, entertaining space, or private outdoor retreat where you can relax while taking in the peaceful green space and mountain views. Surrounded by pathways, parks, and nature while still offering quick access to schools, Crowchild Trail, Stoney Trail, and everyday amenities, this is a rare opportunity to own a truly special home.