



**37 Scimitar Heath NW
Calgary, Alberta**

MLS # A2321586



\$680,000

Division:	Scenic Acres		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,480 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tile	Condo Fee:	\$ 439
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

RARE WALKOUT BUNGALOW WITH NO NEIGHBOURS DIRECTLY BEHIND! Located in the sought-after community of Scenic Acres, this well-maintained 3 Bedroom, 2.5 Bathroom home offers 1,480 sq.ft. above grade, plus a fully finished walkout basement that gives you over 2,578 sq.ft. of total developed space. Complete with a Double Attached Garage, Tile Roof, Air Conditioning, and an East-facing backyard, this home combines comfort, space, and privacy. Step inside and be welcomed by 9' Ceilings, a Skylight, and Hardwood Flooring throughout the Main Level. The expansive Living and Dining area provides an impressive setting for both everyday living and entertaining, showcasing soaring 10'8" Vaulted Ceilings, large picture bay windows, and a stunning 3-sided gas fireplace that creates warmth and character throughout the space. A nearby door leads to the East-facing Balcony, offering an ideal place to enjoy your morning coffee. The Kitchen is designed for everyday functionality, featuring a raised Breakfast Bar, Pantry, abundant counter space, and plenty of cabinetry for storage. The open-concept layout allows seamless connection between the Kitchen, Dining, and Living areas, making it easy to host family gatherings or entertain guests. The spacious Primary Bedroom features a Ceiling Fan, Walk-In Closet, and a generous 5-piece Ensuite complete with Double Vanity, Jetted Tub, and separate Shower. A Den overlooking the front yard provides an ideal space for a Home Office, Study, or Reading Room. This level is completed by a 2-piece Bathroom and a dedicated Laundry Room for added convenience. The fully finished Walkout Basement offers exceptional additional living space with impressive 8'8" ceilings and a massive Recreation Room featuring a second fireplace and direct access to the covered patio and backyard. Whether used as a Theatre

Room, Games Room, Home Gym, Hobby Area, or Family Gathering Space, this versatile area can easily adapt to your lifestyle. Two additional Bedrooms, a 4-piece Bathroom, ample Storage Space, and a Utility Room complete the lower level. Recent updates include a New Stove, New Hot Water Tank, Furnace Service, and Air Conditioning Service, providing added peace of mind for the next owner. Enjoy living in the established community of Scenic Acres, known for its family-friendly atmosphere, excellent schools, parks, playgrounds, and extensive walking pathways. Conveniently located within minutes to Crowfoot Crossing, Crowfoot LRT Station, YMCA at Rocky Ridge, and multiple schools, this home also offers quick access to Crowchild Trail and Stoney Trail for an easy commute throughout the city. A rare opportunity to own a Walkout Bungalow with over 2,578 sq.ft. of developed living space, outstanding functionality, and a prime location in one of Northwest Calgary's most desirable communities.