



8971 SCURFIELD Drive NW
Calgary, Alberta

MLS # A2322573



\$685,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,143 sq.ft.	Age:	1990 (36 yrs old)
Beds:	6	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, See Remarks, Storage		

Inclusions: N/A

OPEN HOUSE SATURDAY June 20 1:30-4:30PM ,located on a desirable corner lot directly across from green space in the established community of Scenic Acres. Ideally located within walking distance of schools, transit and amenities. With 6 Spacious bedrooms this home is perfectly suited for growing families or anyone looking for flexible, functional living. Step inside and be greeted by incredible natural light and an inviting main floor. vaulted ceilings plus southwest-facing backyard for all-day sun, The kitchen, nook and family room with wood burning fireplace are perfect for entertaining and living. Upstairs the 4 generous bedrooms including a renovated 5pc ensuite and full 4pc bathroom will ensure everyone is happy. The basement offers another large two bedroom, ideal for guests, home office or teenager's retreat. new carpet -2023,New Furnace -2021, new, new deck-2021, new quartz countertop 2020, new roof -2017,etc. Well maintained Sauna that fits 5-6 people . Set on a South West Back yard Almost 6000sqft lot. lot this home offers distance from the neighbors and a huge deck to enjoy the sunshine. only minutes from your front door 950m walking distance to train station,5mins walking distance to both catholic and public school arks & playgrounds, community Centre, sports fields & easy access to Nose Hill Drive/Stoney/Crowchild Trails, Crowfoot Centre, major retail shop, hospitals & downtown.