



GRASSROOTS
REALTY GROUP

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206 Scimitar Heath NW
Calgary, Alberta

MLS # A2323208



\$725,000

Division:	Scenic Acres		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,485 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, No Back		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum, Tile

Roof: Clay Tile

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Pantry, Skylight(s), Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 439

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: Electric garage heater, built-in garage shelves, built-in basement wine racks and cabinets

Rarely does a ridge walkout bungalow become available in Westchester Pointe Gardens. Perched on one of the most desirable lots in the complex, this beautifully maintained villa offers breathtaking unobstructed views of the Rocky Mountains, Canada Olympic Park, and the Bow River valley, all with a sunny south-facing exposure that fills the home with natural light throughout the day. Offering over 2,800 sq. ft. of developed living space, this walkout bungalow features 9-foot ceilings, rich hardwood flooring, and an open-concept layout designed to maximize both comfort and views. A skylight brightens the welcoming foyer, while French doors lead to a private office/den. The spacious kitchen features granite countertops, subway tile backsplash, a large L-shaped island with a breakfast bar, a corner pantry, and a black granite sink with garburator. The kitchen flows seamlessly into the dining area and living room, where a three-sided gas fireplace creates a warm focal point. Large south-facing windows frame the spectacular views, complemented by custom window blinds that provide comfort and privacy without sacrificing the scenery. The primary suite offers a walk-in closet and an updated ensuite featuring a double vanity with stone counters, a tiled walk-in shower with body sprays, a rain shower head and bench, plus a stunning clawfoot soaker tub. A laundry room, powder room, and direct access to the heated double attached garage complete the main level. The fully finished walkout basement offers a spacious recreation room with access to a covered patio, two large bedrooms, a full bathroom, and exceptional storage. A separate workshop/hobby room with built-in cabinetry, workbench, and wine storage adds incredible flexibility. Major updates include triple-pane windows (2018), Poly-B replacement with PEX plumbing, air conditioning, a new hot water tank, a

central vacuum, and a durable clay tile roof. Westchester Pointe Gardens is a highly sought-after bare land condominium community offering beautifully maintained grounds, professional landscaping, snow removal, and an unbeatable location. Enjoy quick access to Bow River pathways, parks, Canada Olympic Park, Crowfoot amenities, LRT access, Stoney Trail, and the mountains. A rare opportunity to own one of the premier ridge properties in Scenic Acres with views that truly set it apart.