



GRASSROOTS
REALTY GROUP

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120 Scimitar Heath NW
Calgary, Alberta

MLS # A2325355



\$550,000

Division:	Scenic Acres		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,323 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 390
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Skylight(s)		

Inclusions: Built-in desk and drawers in the office and built-in drawers in the basement

Excited to present this beautifully maintained villa in the highly sought-after Westchester Pointe Gardens, nestled in the desirable NW community of Scenic Acres. Offering over 2,300 sq. ft. of developed living space, this exceptional home is tucked away in a quiet cul-de-sac within a well-managed complex and features a double attached garage for added convenience. Designed with an open and inviting floor plan, the home showcases soaring ceilings, abundant natural light, rich hardwood flooring, a three-way gas fireplace, convenient main floor laundry, and a spacious main floor office that can also serve as a flex room or an additional bedroom. The generous primary suite features a walk-in closet and a private ensuite complete with a stand-alone shower and a relaxing jetted tub. The fully developed lower level is ideal for entertaining or everyday living, offering custom built-ins, a cozy gas fireplace, a massive family room, and a versatile flex area perfect for a games room, craft space, home gym, or additional office. Two more generously sized bedrooms, a 4-piece bathroom, and a spacious storage room complete the lower level. Enjoy an unbeatable location just minutes from Bowness and Baker Park, the Bow River pathway system, Crowfoot Crossing, off-leash dog parks, shopping, restaurants, and excellent schools. With low condo fees, a welcoming sense of community, and maintenance-free living that includes snow removal and landscaping, this is the perfect "lock-and-leave" home for those seeking both comfort and convenience. Don't miss this exceptional opportunity—book your private showing today!