



**GRASSROOTS**  
REALTY GROUP

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73 Scripps Landing NW  
Calgary, Alberta

MLS # A2327000



**\$875,000**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,905 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Wet Bar		

**Inclusions:** n/a

Welcome to this well-maintained 3-bedroom bungalow offering approximately 2,450 sq. ft. of developed living space and an attached double garage. The bright and functional main floor features approximately 1905 sq. ft. with a spacious primary bedroom complete with a private ensuite, convenient main floor laundry, and a 2-piece powder room for guests. The fully developed basement includes two additional bedrooms, a full bathroom, and plenty of versatile living space. Enjoy the fully fenced, south-facing backyard backing onto community greenspace, providing added privacy and beautiful views. With a total developed area of approximately 2,732 sq. ft. including the garage, this home offers the perfect combination of comfort, space, and an exceptional location.