



GRASSROOTS
REALTY GROUP

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249 Scotia Point NW
Calgary, Alberta

MLS # A2329043



\$824,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,244 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Garden, Gazebo, Landscaped, T		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, French Door, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Gazebo, Shed, Fire Pit

Located in the sought-after community of Scenic Acres and backing onto greenspace, this spacious two-storey home offers more than 3,300 square feet of developed living space, five bedrooms, and 3.5 bathrooms, and a double attached garage. Thoughtfully designed for both everyday living and entertaining, the property combines generous principal rooms, functional family spaces, and a private backyard setting. The main floor welcomes you with a spacious entryway and luxury vinyl plank flooring that extends throughout the level. Large windows fill the home with natural light, while the traditional living room and formal dining room provide excellent spaces for hosting family and friends. At the rear of the home, the open-concept kitchen, family room, and breakfast nook create a comfortable gathering area centred around a cozy gas fireplace. The kitchen is well equipped with stainless steel appliances, a central island with seating, a corner pantry, and ample cupboard and counter space. Completing the main level are a convenient mudroom off the double attached garage, a two-piece powder room, a dedicated laundry room, and a separate back entrance. Upstairs, plush carpeting adds warmth throughout the four-bedroom layout. The expansive primary suite offers plenty of room to unwind, featuring a sitting area, walk-in closet, and a five-piece ensuite with dual sinks and an oversized shower with a built-in seat. Three additional bedrooms and a four-piece bathroom provide ample space for children, guests, or a home office setup. The fully developed basement features impressive 9-foot ceilings and offers exceptional flexibility. The large recreation area can easily accommodate a media room, games area, play space, and home gym, while the fifth bedroom and additional four-piece bathroom make the lower level ideal for guests or growing families. Additional storage space

adds to the home's practicality. Outside, the large backyard has been designed for year-round enjoyment. Backing onto greenspace and surrounded by mature trees, the outdoor space includes a concrete patio with a gazebo, a gas line for the barbecue, a grassy area for children and pets, a fire pit, a storage shed, and an underground sprinkler system. Air conditioning ensures comfort during Calgary's warm summer months. Scenic Acres offers an exceptional lifestyle with convenient access to parks, pathways, and everyday amenities. Scenic Acres School, Monsignor E.L. Doyle School, École du Nouveau-Monde, the community centre, and multiple playgrounds are all within walking distance, while the Crowfoot LRT station is just minutes away. Residents also enjoy easy access to Crowfoot Crossing's shops, restaurants, Crowfoot Library, Costco, the Rocky Ridge YMCA, and nearby off-leash areas. Baker Park, Bowness Park, and the Bow River are only a short drive away, and the location offers quick connections to Crowchild Trail and Stoney Trail, making commuting throughout the city simple. Check out the floor plans and 3D tour!