



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

78 Scimitar View NW
Calgary, Alberta

MLS # A2332779



\$1,296,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,682 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Level, No Neighbours Behind,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Closet Organizers, French Door, High Ceilings, Jetted Tub, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: none

Panoramic Mountain & Valley views shot directly inside home | Walkout Basement leading to 4200 sq ft flat lawn | 17-Ft Vaulted Ceilings | Over 3900 Sq Ft Finished Living Space | Massive 8500 Sq Ft Lot | Enjoying an elevated setting in Scenic Acres, this impressive walkout home sits on a massive 8,500 sq ft lot and offers over 3,900 sq ft of developed living space. This architectural masterpiece showcases exquisite crown moulding and art-piece interior construction throughout. From all 3 expansive levels, immerse yourself in unobstructed south views of the Rocky Mountains & the lush riparian woodland along the Bow River—vistas shot directly from inside the home's primary living spaces. This coveted vantage point offers a 12-month natural oasis, where aspen groves transform through 4 seasons: deep summer greenery, golden fall brightness, and a creamy, milkshake-like white coat in winter. A grand foyer welcomes you with a spiral staircase, soaring 17-ft vaulted ceilings, and abundant natural light. The main level blends elegance with functionality, featuring formal living/dining spaces, an office/bedroom, and a renovated quartz kitchen with high-end appliances, updated cabinetry, and brand-new designer faucets and basins (updated in all washrooms). Elegant metal fencing frames the windows, adding a sophisticated touch. The kitchen opens seamlessly to the family room with a gas fireplace and access to the composite deck. Upstairs, the primary retreat features a bay window framing spectacular south views, a walk-in closet, and an ensuite with a soaker tub. An open loft and 2 bedrooms complete this level. The finished walkout basement adds a large recreation room, 4th bedroom, extensive storage, and a flex room. It steps directly out to a massive, 4,200 sq ft flat lawn area on this oversized lot. Includes dual furnaces and mature apple trees.

Outdoor enthusiasts will love the proximity to the Bow River pathway, Bowmont, Bowness, and Baker Parks, with dog off-leash areas just minutes away. Everyday convenience is unmatched with Crowfoot shopping and the CTrain station nearby. Perched high above the valley, it offers seamless connectivity via Nose Hill Drive to Stoney Trail, launching your weekend getaways to Canmore and Banff—top-range, globally admired national parks—with ease. With a recent landmark record sale successfully closed just five doors away in early June, the strong premium valuation of this unique street is firmly established. As global newcomers continue to move to vibrant Alberta, this expansive estate property presents a premier blueprint to own and customize a magnificent home with unmatched long-term investment value—with future footage extension potential beautifully demonstrated by the neighbour's striking 2025 expansion. Listing price reflects an exceptional market opportunity for a trophy location—uncompromised quality, unparalleled view.