



GRASSROOTS
REALTY GROUP

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71 Scotia Landing NW
Calgary, Alberta

MLS # A2335506



\$525,000

Division:	Scenic Acres		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,252 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 449
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Seller would prefer if treadmill stayed

Location, layout and quality come together in this spectacular villa-style bungalow that truly has it all. Situated on a quiet cul-de-sac and surrounded by mature greenery, this bright corner unit is flooded with natural light thanks to its abundance of windows and soaring vaulted ceilings. Designed for easy main floor living, you're welcomed by a spacious living room featuring gleaming hardwood floors, a cozy gas fireplace and tasteful well maintained finishes. The open concept flows effortlessly into the dining area and well-appointed kitchen, complete with solid oak cabinetry offering plenty of storage, a large island with an eating bar, and a bright breakfast nook that's the perfect spot to enjoy your morning coffee, with patio doors out to your south facing deck. The primary bedroom is a true retreat with a walk-in closet and private ensuite, while the second bedroom and full bathroom provide comfortable space for family, guests, or grand kids. Meticulously maintained, this home is move-in ready. Additional features include main floor laundry, central air conditioning, a double attached garage and the convenience of low-maintenance villa living, in an amazing location, with easy access to public transit, and a short walk to crowfoot crossing! If you've been looking for a beautifully maintained bungalow in an outstanding location, this home is one you won't want to miss.