



GRASSROOTS
REALTY GROUP

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116 Scandia Rise NW
Calgary, Alberta

MLS # A2336836



\$899,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,084 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Skylight(s), Storage, Walk-In Closet(s)		
Inclusions:	Mail Key		

\$30K PRICE IMPROVEMENTOPEN HOUSE SUNDAY OCTOBER 4TH 12PM-2PM***INCREDIBLE WALKOUT BUNGALOW | OVER 3,700 SQ. FT. DEVELOPED | 5 BEDROOMS + DEN | 3 BATHROOMS | CORNER LOT | DOUBLE ATTACHED GARAGE |IMMACULATE CONDITION | AMAZING VIEWS! Welcome to this exceptionally well-maintained walkout bungalow offering over 3,700 sq. ft. of developed living space, 5 BEDROOMS + DEN and 3 BATHROOMS on a DESIRABLE CORNER LOT! From the moment you enter, you'll appreciate the impressive spiral staircase, gorgeous wood panelling and the pride of ownership throughout. The main level offers a functional and spacious layout, including 2 bedrooms + den, a large living room with fireplace, a convenient laundry room with sink and a beautiful primary retreat complete with a 5-piece ensuite. The property also features a DOUBLE ATTACHED GARAGE and large driveway, providing plenty of parking space for family and guests. The FULLY FINISHED WALKOUT BASEMENT provides an incredible amount of additional living space with 3 LARGE BEDROOMS, each featuring its own walk-in closet, a spacious recreation room with a sink and fireplace, a large storage room and plenty of room for family, entertaining or multi-generational living. Step outside and enjoy the incredible views from the BRAND-NEW 19' x 17' DECK, complete with stairs leading down to the beautifully landscaped backyard. Surrounded by mature trees, the backyard also features a large covered patio, creating the perfect setting for relaxing or entertaining outdoors. Additional highlights include A/C, a brand-new 50-gallon hot water tank, roof shingles replaced in 2021, several basement bedroom windows replaced, and carpets professionally cleaned in 2026. For additional peace of mind, a PRE-LISTING

INSPECTION has already been completed. The location is equally impressive—just half a block from a bus stop and within a short walk to a dog park and large green space. Enjoy convenient access to the Crowchild Twin Arenas, Crowfoot C-Train Station, Scenic Acres School (K-5), Monsignor E.L. Doyle School and École Nouveau-Monde. Plus, you’re only minutes from the extensive shopping, dining and entertainment options in Hawkwood, including The Keg Steakhouse + Bar - Crowfoot, Cineplex Odeon Crowfoot Crossing and Calgary Co-op. A rare opportunity to own an immaculate, spacious walkout bungalow in an outstanding location with incredible views—this is one you won’t want to miss!