



GRASSROOTS
REALTY GROUP

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106 Scimitar Bay NW
Calgary, Alberta

MLS # A2343035



\$1,100,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	Bungalow with Loft		
Size:	2,698 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Soaking Tub		

Inclusions: n/a

A BUNGALOW WITH AN ATTITUDE! But before you think you know this bungalow, hear me out… Rare, spacious and anything but ordinary, this is a 4-bedroom bungalow that refuses to downsize. Tucked into a quiet cul-de-sac in one of Scenic Acres's most desirable estate settings, this custom home has a touch of nostalgia—generous rooms, remarkable space and the practicality of bungalow living, designed for people who still appreciate a home with character. Perhaps you have spent years enjoying a substantial home and are ready for the convenience of bungalow living—but not ready to give up the space, privacy and lifestyle you have worked so long to enjoy. This home offers something increasingly difficult to find: the opportunity to simplify your lifestyle without shrinking it. And then there is the surprise upstairs: a private 401 sq. ft. upper level with mountain views, including a generous 259 sq. ft. family room/study. An executive office, library, artist's studio, fitness space—or simply a retreat of your own. It is that unexpected space that allows two people to embrace bungalow living without having to live every part of their lives on the same floor. Just when you think you have this bungalow figured out, it shows you a little more of its attitude. Then step through the gate of this generous corner property and discover another surprise. Mature landscaping surrounds a gorgeous backyard that feels almost like your own private forest—a peaceful retreat within the city. Trees, greenery and years of established growth create the kind of privacy and permanence that cannot simply be purchased and installed. Some things simply need time to become this beautiful. And perhaps the same can be said about the neighbourhood. With mature streets, parks and pathways, nearby schools and convenient access to the

C-Train and Crowfoot amenities, Scenic Acres offers the character of an established community. Head west and the mountains are waiting, with convenient access to the Trans-Canada Highway. It is the kind of neighbourhood where families have come to put down roots—and stayed. They simply don't build many like this anymore. Generous rooms. Mature gardens. Individuality. Character. A home created for living rather than simply measuring. And yes, approximately 14 -foot ceiling an extra-large attached double garage, too. This is not about giving up the home you have grown accustomed to. It is about discovering a different way of living well. This is not your typical Scenic Acres bungalow. It has space. It has personality. It has practicality. It has its own private forest. And yes—it has a little attitude. Come experience it for yourself. Perhaps the next chapter isn't about downsizing at all. Perhaps it's about finally finding the right size—with nothing important left behind.