



GRASSROOTS
REALTY GROUP

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115 Scimitar Heath NW
Calgary, Alberta

MLS # A2343999



\$709,900

Division:	Scenic Acres		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,645 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 484
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Skylight(s)		

Inclusions: N/A

Welcome to 115 Scimitar Heath NW located in Westchester Pointe Gardens. This villa style WALK-OUT basement bungalow backing onto a ridge with amazing 180degree of unobstructed views including downtown, Canada Olympic Park, Baker Park, Bowness Park, Bowmont Park and the Rocky mountains. This semi-detached property is situated on one of the biggest lots in the complex and is one of the largest units with 3,108sqft of living space. A main level with 9ft ceilings throughout including almost 11ft of vaulted ceilings. Hardwood and tile flooring throughout. A gourmet kitchen with stainless steel appliances including an Ultraline gas range, granite countertops, loads of upper and lower cabinetry, vacuum system kickplate for easy cleaning and a corner pantry. Open concept floorplan with the dining room and a large living room with access to a rear upgraded deck to enjoy those incredible views. Large primary bedroom with double closets and 5pc ensuite with double sinks. Main floor den that could be used as a 2nd bedroom, 2pc bathroom, main floor laundry and a double attached garage. The walk-out basement is fully finished with 9ft ceilings, laminate flooring, a huge recreation room with a gas fireplace, 2 additional great sized bedrooms, a full 4pc bathroom, a den, plenty of storage space and access to a rear lower concrete patio. Other features include large windows throughout and a skylight at the entry bringing in great natural light. Hunter Douglas wooden shake blinds, water softener, central A/C, under sink water filtration system in the kitchen, updated bathroom faucets throughout(2021) and freshly painted throughout. Close to schools, restaurants, shopping and just minutes from major transportation routes. This is a must see property. Make your private showing today.

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