



GRASSROOTS
REALTY GROUP

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8 Scimitar Rise NW
Calgary, Alberta

MLS # A2346236



\$625,000

Division:	Scenic Acres		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,287 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Landscaped, Low Maintenance Landscape, Underground Sprinkle		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 375
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Pantry, Skylight(s), Walk-In Closet(s)		

Inclusions: Contact Seller Directly

Welcome to Westchester Pointe Gardens, a highly sought-after villa community in Scenic Acres where the convenience of low-maintenance living meets the comfort and space of a full-sized home. This bright corner-unit bungalow villa enjoys unobstructed east, south and west exposure, filling the home with natural light throughout the day. Thoughtfully updated and move-in ready, the home offers an exceptionally functional open-concept layout with over 2,200 square feet of developed living space between the main floor and finished basement. The main level features two bedrooms, two full bathrooms and convenient main-floor laundry. At the heart of the home, the beautifully updated kitchen offers abundant cabinetry, a walk-in pantry with a built-in bar area and seamless flow into the dining and living spaces. A three-sided gas fireplace elegantly defines the dining and living rooms while maintaining the open feel that makes this home ideal for both everyday living and entertaining. The spacious primary suite provides room to relax, complete with both a walk-in closet and a second full closet. The ensuite bathroom has been updated with a brand-new oversized shower backed by a lifetime warranty. A second bedroom at the front of the home offers flexibility for guests, hobbies or a bright home office. Large windows frame views of mature trees and green space, while the expansive private deck creates the perfect place to enjoy morning coffee or evening sunsets in peaceful surroundings. Recent improvements provide exceptional value and peace of mind, including new flooring throughout the main level and stairs, fresh paint, updated lighting, new toilets, updated ensuite cabinetry, professional duct cleaning and the complete removal of Poly-B plumbing throughout the unit, including the party-wall connection. Central air conditioning ensures year-round comfort. The

bright lower level features large south-facing windows and nearly doubles the home's living space. A generous family room with a second gas fireplace creates the perfect gathering area, while two additional bedrooms, a full bathroom and a substantial unfinished storage room provide flexibility for guests, family, hobbies and seasonal storage. The attached garage offers additional storage space and everyday convenience. Ideally situated in a quiet interior location within the complex, away from road noise, this well-managed villa community takes care of snow removal and landscaping, allowing for a true lock-and-leave lifestyle. This is a rare opportunity to enjoy turnkey bungalow living in one of Scenic Acres' most desirable villa communities. *Some photos are virtually staged