

\$848,000 - 305 Scandia Bay Nw, Calgary

MLS® #A2118803

\$848,000

4 Bedroom, 4.00 Bathroom, 2,433 sqft

Residential on 0.17 Acres

Scenic Acres, Calgary, Alberta

Nestled in the picturesque neighbourhood of Scenic Acres, this stunning 2-story split home offers breathtaking views of WinSport (Canada Olympic Park) and the Alberta Mountain range. Situated on a PRIVATE CORNER LOT, this immaculate residence is tailor-made for those who value both function and design. SPANNING 3698 square feet of TOTAL LIVING SPACE, this home boasts 3 living and 2 dining spaces, 4 bedrooms plus den, 4 Full bathrooms, 2 fireplaces, air conditioning (A/C), Brazilian hardwood floors, and custom oak built-in cabinetry providing ample storage. The INSULATED OVERSIZED ATTACHED GARAGE features a built-in workbench, catering to the needs of hobbyists and enthusiasts alike. Upon entering, the bright VAULTED FOYER welcomes you with custom-etched glass detailing on the stairwell. To the left, an INSPIRING DEN sets the stage for productivity and personal growth. Entertain guests in the spacious living room, dine in elegance, or cozy up by the fireplace on chilly evenings. Experience the changing seasons from the comfort of your home, with a private backyard that transforms into nature's wonderland. CONTOURED EASY MAINTENANCE LANDSCAPING with irrigation sprinkler system, mature evergreens, blossoming fruit trees and perennials provide a serene backdrop for outdoor activities. As summer is upon us with every season change enjoy picturesque panoramic views, while taking a quiet walk or an invigorating jog with



greenspaces and parks just minutes from your doorstep. As you gather with your family and friends, the well-appointed kitchen features HIGH-QUALITY WORKMANSHIP, solid oak cabinetry, timeless granite countertops, and the option to add a built-in double oven to complement the gas stove with a flat-top grill. A separate dining area allows the chef to entertain without the distraction of dishes. RETREAT to the extraordinary primary bedroom, complete with a vast walk-in closet and a spa-like 6-piece ensuite featuring a luxurious multi-spray rain shower system, soothing bidet, and an oversized jetted tub with stunning views that rejuvenate. Everyone will feel like they have their own space to UNWIND with three additional spacious bedrooms and fully equipped bathrooms to accompany each. The recreation room is perfect for hosting gatherings, with a warm fireplace and high-quality built-in custom cabinetry as the host you will not miss a beat. Surprises at every corner with a storage closet roughed in for a sauna and an easy conversion of your primary shower into a steamer, both just waiting for you to create the ultimate relaxation haven. Endless storage space, four parking stalls, and a quiet cul-de-sac location further enhance the appeal of this exquisite home. Don't miss this opportunity to own a property that defines quiet luxury.

Built in 1990

Essential Information

MLS® #	A2118803
Price	\$848,000
Sold Price	\$846,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4

Square Footage	2,433
Acres	0.17
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Sold

Community Information

Address	305 Scandia Bay Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1T7

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Workshop in Garage

Interior

Interior Features	Bar, Bidet, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Dry Bar, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Storage, Suspended Ceiling, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Blower Fan, Brick Facing, Family Room, Gas, Mantle, Oak, Raised Hearth, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Irregular Lot, Landscaped, Underground Sprinklers, Treed
Roof	Clay Tile
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 1st, 2024
Date Sold	April 24th, 2024
Days on Market	23
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.