

\$1,495,000 - 90 Scimitar View Nw, Calgary

MLS® #A2139079

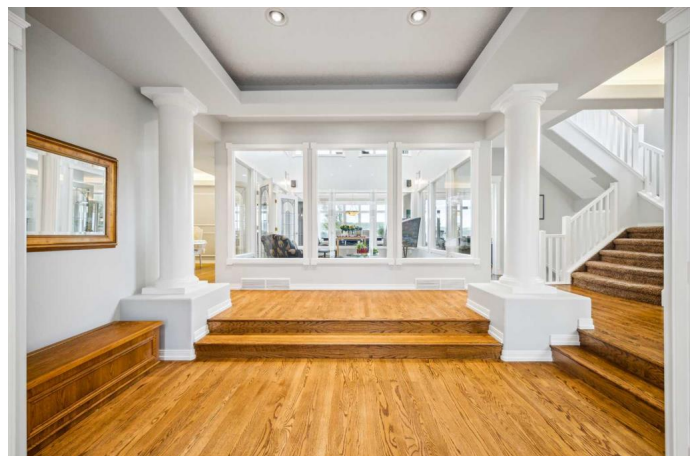
\$1,495,000

5 Bedroom, 5.00 Bathroom, 3,843 sqft

Residential on 0.24 Acres

Scenic Acres, Calgary, Alberta

It's our distinct pleasure to welcome you to 90 Scimitar View N.W., a remarkable property boasting a ridge lot with a south-facing walkout basement, 5,550 square feet of living space, and stunning views. Nestled within the exclusive enclave of Westchester Point in the highly sought-after Northwest community of Scenic Acres, this residence epitomizes luxury living. Perched atop a ridge, this home commands breathtaking vistas of the Bow River Valley and the majestic Rocky Mountains. The home sits on a 10,615-square-foot lot with lush greenery and mature trees. Properties of this size and caliber in such a prime location are a rare find, making this offering truly exceptional. The home features four upper-floor bedrooms, two with renovated en-suites, and a third renovated full bathroom. All the upper-floor bedrooms feature beautiful oak hardwood flooring. A Juliet balcony off the bonus room adds a touch of refined elegance. At the heart of this distinguished home lies a magnificent glass atrium with 23-foot ceilings, suffusing the interior with an abundance of natural light through expansive skylights (replaced in 2017), creating an inviting ambiance throughout. The main floor also includes a functional and hardworking mudroom for all your family's seasonal coats and shoes. The kitchen, professionally renovated, features top-tier appliances including a 48" Fulgor Milano dual-fuel pro range with 6 burners, griddle, and double ovens. A Fulgor Milano



hood fan, two side-by-side counter-depth Liebherr refrigerators and freezers, and a Miele dishwasher. The great room showcases exquisite built-ins, harmonizing with two dining areas and an elegant living room adjacent to the expansive foyer, all graced with stunning oak hardwood flooring throughout the main level. The professionally finished walkout basement, completed in 2018, includes a fifth bedroom, a full bathroom, a workout area, a recreational zone with a pool table, a wet bar, laundry facilities, and an outdoor covered patio wired for a hot tub (the laundry room and bedroom were completed by the previous owners). The property boasts two furnaces and two hot water tanks, both replaced in 2015. Additional features include a clay roof, three-car parking (with tandem space on one side), gemstone lighting, air conditioning, a gas line for a BBQ, and a water softener. Nearby schools encompass the esteemed French language immersion program at École du Nouveau-Monde, alongside Monsignor E.L. Doyle Elementary and Scenic Acres School. This estate property defines luxury living, showcasing sophisticated details throughout. We look forward to welcoming you home!

Built in 1996

Essential Information

MLS® #	A2139079
Price	\$1,495,000
Sold Price	\$1,350,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,843
Acres	0.24

Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	90 Scimitar View Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2B5

Amenities

Amenities	Clubhouse, Park, Racquet Courts
Parking Spaces	5
Parking	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Secured, Side By Side, Tandem, Triple Garage Attached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brass, Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Lighting, Storage
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Gentle Sloping, No

Neighbours Behind, Landscaped, See Remarks

Roof	Clay Tile
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	July 4th, 2024
Days on Market	27
Zoning	R-C1
HOA Fees	60.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Coldwell Banker Mountain Central
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