

\$629,900 - 22 Scimitar Circle Nw, Calgary

MLS® #A2162437

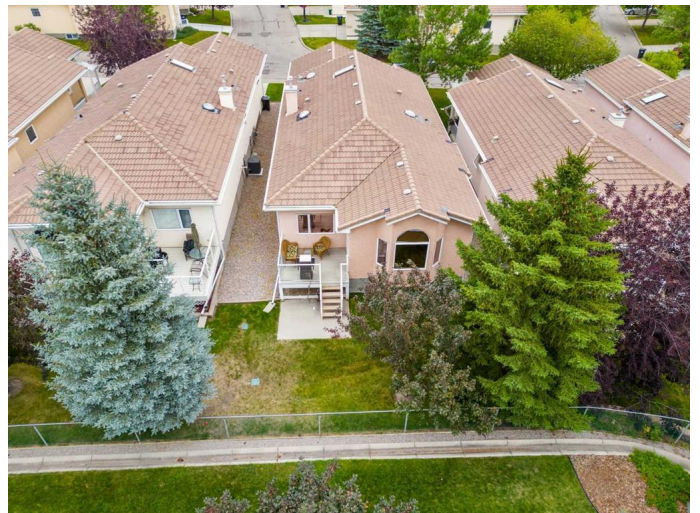
\$629,900

3 Bedroom, 3.00 Bathroom, 1,488 sqft

Residential on 0.10 Acres

Scenic Acres, Calgary, Alberta

Welcome to The Villas of Westchester Pointe! Discover a truly unique property—one of the LARGEST units in this sought-after complex and DETACHED for maximum privacy, with no shared walls. This beautiful home offers 2+1 bedrooms, a main-floor office/den, 2.5 bathrooms, and over 2,800 square feet of luxurious living space. Step inside, and you'll immediately notice the expansive feel with soaring 9-foot ceilings, spacious foyer and the beautiful wood railing leading your eyes to the open living area. To your left, a bright, sun-filled office is perfect for work or quiet study, while the main-floor laundry and powder room are neatly tucked away for privacy. The kitchen is a dream for any chef, featuring ample storage, generous counter space, a corner pantry, and under-cabinet lighting. For those who love to entertain, the formal dining and living rooms are a stunning showcase, framed by large windows and divided by an elegant three-way gas fireplace. Step out onto your peaceful back deck for your morning coffee or evening barbecue and enjoy the tranquility of this serene setting away from the hustle and bustle. Retreat to your primary suite, a massive bedroom with a walk-in closet and a luxurious 5-piece ensuite bath, perfect for unwinding after a long day. Downstairs, you'll find more surprises with 9-foot ceilings, two additional bedrooms (one currently used as a gym), a 4-piece bath, and an expansive rec room complete with a home theatre area. Natural light floods the space



thanks to large windows”something rarely found in most basements. You'll also love the ample storage available in the extensive mechanical area. Additional highlights include a WEST BACKING YARD, double attached garage, water softener, built-in vacuum system, multiple ceiling fans, and a durable tile roof for added longevity. Nestled on the ridge in Scenic Acres, this well-managed complex with low condo fees, is just moments from the Bow River pathways, Baker Park, Bowness Park, Crowfoot Shopping Centre, Crowfoot LRT station, and a short drive to the spectacular Canadian Rocky Mountains and YYC airport. A virtual tour is available”but nothing compares to seeing this exceptional home in person. Schedule your private viewing today!

Built in 2001

Essential Information

MLS® #	A2162437
Price	\$629,900
Sold Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,488
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	22 Scimitar Circle Nw
Subdivision	Scenic Acres

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2C8

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Three-Sided, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Front Yard, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Clay Tile
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 15th, 2024
Days on Market	9
Zoning	DC
HOA Fees	60.00
HOA Fees Freq.	ANN

Listing Details

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