



# 164 Scandia Hill Calgary Alberta

\$1,125,000

Located in the lovely estate area of Scenic Acres and surrounded by parks and pathways this beautiful Albi built WALK OUT bungalow has been updated and renovated over the last 2 years with uncompromising quality. Not your cookie cutter bungalow, you will appreciate the open yet unique floorplan that has been renovated to update for modern function but retain the character of architectural details. The spacious entry area and living room with its vaulted ceilings, archways, skylight and a complete new gas fireplace,( NOT AN INSERT to allow maximum viewing window)(2023)are perfect for entertaining and cozy evenings at home. The entire main floor carpet and lino has been entirely REMOVED and REPLACED with" SITE FINISHED SOLID WHITE OAK HARDWOOD (2022)"creating a seamless design flow. Other updates include a stunning NEW Legacy Kitchen and bathrooms with premium Maple Lacquered Custom Cabinetry. With the sink tucked in the corner of the island the huge entire countertop is freed up for prep work and entertaining space., no competing with dirty dishes. Highlighting the NEW KITCHEN (2022) are the Stunning Satin Finished Maple Cabinets, Bosch INDUCTION Cooktop, dishwasher and Kitchenaid CONVECTION Wall Oven with co-ordinating French door Refrigerator. Finished with white quartz counters the kitchen is a lovely sun filled area to cook in with the 2 Skylights and surrounding windows in the dining room. Plenty of built in storage contributes to a highly functional chef's kitchen. In addition to the new main floor bath, the pretty ensuite has been updated with a new fully glassed shower, stand alone tub, vanity and heated floor. The spacious primary bedroom with walk in closet has direct access to the deck, a really nice feature in the summer. The main floor laundry is bright and convenient with a sink and lots of storage. In addition to New Paint a...

Family room 6.63 M x 5.56 M

Other 2.69 M x 2.52 M

Furnace 3.23 M x 2.97 M

Bedroom 3.94 M x 3.23 M

Bedroom 4.06 M x 3.56 M

Exercise room 3.68 M x 3.56 M

Dining room 4.29 M x 3.00 M

Living room 5.54 M x 5.16 M

Laundry room 3.53 M x 1.88 M

Primary Bedroom 5.46 M x 3.63 M

Bedroom 4.24 M x 4.24 M

Other 7.11 M x 3.53 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

Mirror

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

4pc Bathroom 2.52 M x 1.50 M

Kitchen 4.34 M x 4.29 M

4pc Bathroom 3.05 M x 1.50 M

4pc Bathroom 3.63 M x 2.52 M