



## 66 Scotia Point Calgary Alberta

\$675,000

One owner home located in family-friendly community of Scenic Acres. Inviting 2Storey sits in a cul-de-sac, next to a playground and dog walking park. This home offers you 3-bedrooms, 2.5-bathrooms Living Room, Dining Room, Kitchen Area and an Upper Family room. A Large deck off the Kitchen nook and don't forget the Double attached garage and lots of close by on street additional parking (which is usually rare in cul de sacs). As you enter you're greeted by a spacious foyer and open-concept that connects the Living, Dining, and Kitchen areas, creating a perfect flow for both everyday living and entertaining. Lots of natural light pours in through the large windows. The white kitchen featuring a peninsula with Sink and Dishwasher within reach of the nook. Ample cupboards, counter space & pantry. Completing the main level is a two-piece bathroom and laundry. Run Upstairs to the Bonus Room over the garage and to the 3 bedrooms. Master offers a 4 pce Enusite and walkin closet. Two additional bedrooms share a well-appointed four-piece bathroom, while the bonus room offers a cozy atmosphere perfect for relaxing. The partially finished basement provides a rec room and office that you could turn into your own Flex room. Lots of extra storage space. Outside the backyard includes a deck perfect for summer gatherings and mature fruit trees. Scenic Acres offers an exceptional lifestyle, with a five-minute walk to the community center, Scenic Acres School, multiple parks and other nearby schools. The Crowfoot LRT station, Crowfoot Crossing shops and restaurants, the Melcor YMCA, and Crowfoot Library are just a short 15 minute walk or 5 minute drive away. With easy access to Stoney Trail and Crowchild Trail, and only a 10-minute drive to Baker Park and the Bow River, this location is hard to beat. Check out the map, floor plans and 3D tour for a closer look before your visit. (i...

Primary Bedroom 13.83 Ft x 12.08 Ft

Bedroom 9.92 Ft x 9.00 Ft

Bedroom 10.33 Ft x 10.00 Ft

Family room 17.17 Ft x 13.67 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Storage 10.75 Ft x 10.33 Ft

Furnace 10.75 Ft x 16.08 Ft

Living room 13.58 Ft x 12.08 Ft

Kitchen 10.58 Ft x 10.17 Ft

Other 10.58 Ft x 9.00 Ft

2pc Bathroom Measurements not available

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

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.dougmaccallum.com/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Office 11.75 Ft x 11.08 Ft

Laundry room 8.42 Ft x 11.42 Ft

Recreational, Games room 19.08 Ft x 11.33 Ft

Dining room 12.08 Ft x 9.17 Ft