



## 61 Scimitar Heath Calgary Alberta

\$615,000

Have you been waiting for a WALK-OUT bungalow with EXPANSIVE SOUTHERN VIEWS and glorious natural light? If so, this is the home for you. A meticulously maintained home, with upgrades throughout that have improved both aesthetics and functionality. Stepping into the house, you will notice the hardwood floors that span the main level. Natural light floods the kitchen, showing off the sleek white QUARTZ countertops and beautifully updated backsplash. Do you enjoy entertaining? This home has MASSIVE DINING AND LIVING that are perfectly suited to it. Even if you don't entertain often, you will enjoy the feel of these rooms and SOUTH EXPOSURE, which beams light into them. The primary bedroom also benefits from the south exposure, making the space inviting and comfortable. The primary bathroom has been updated to feature a stunning WALK-IN SHOWER, upgraded cabinets, and a skylight, again providing natural lighting. Downstairs, your imagination will run wild with the opportunities presented. The walk-out basement offers more great Indoor/Outdoor entertaining space. The basement also features a second bedroom and a 4-piece washroom. In the utility room, you will notice a HOT WATER TANK installed in 2023 and a FURNACE installed in 2022. Don't miss your chance to own this prime piece of real estate in Scenic Acres; opportunities like this don't come around often. (id:6769)

Furnace 17.25 Ft x 24.00 Ft  
Bedroom 10.33 Ft x 16.33 Ft  
Den 12.00 Ft x 8.17 Ft  
4pc Bathroom 8.00 Ft x 5.00 Ft  
Recreational, Games room 24.17 Ft x 11.75 Ft  
Recreational, Games room 13.42 Ft x 9.67 Ft  
2pc Bathroom 5.92 Ft x 6.25 Ft

Foyer 11.83 Ft x 6.67 Ft  
Kitchen 10.83 Ft x 11.17 Ft  
Breakfast 10.75 Ft x 7.00 Ft  
4pc Bathroom 5.92 Ft x 14.75 Ft  
Primary Bedroom 10.67 Ft x 22.83 Ft  
Dining room 16.00 Ft x 9.00 Ft  
Living room 14.08 Ft x 20.00 Ft

Listing Presented By:



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REALTY

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)