



250 Scotia Point Calgary Alberta

\$650,000

Welcome to Scenic Acres -- one of NW Calgary's most sought-after communities, where quiet streets, mountain views, and family-friendly vibes come together beautifully. Tucked away on a peaceful cul-de-sac, this spacious detached home is nestled on a generous pie-shaped lot that offers the kind of backyard space every family dreams of -- whether it's for summer barbecues, kids' adventures, or simply relaxing under the stars. Step outside onto the large two-tiered deck -- perfect for entertaining, morning coffees, or keeping an eye on the kids as they enjoy the wide-open yard. There's room here for a trampoline, garden boxes, or even your future hot tub -- the possibilities are endless. Inside, the heart of the home is a bright and welcoming island kitchen, featuring granite countertops, plenty of cabinets, a corner pantry, and a layout that flows seamlessly into the dining area and cozy living room with a gas fireplace. Whether you're making a weeknight dinner or hosting holiday brunch, there's space and style to do it all. Upstairs, you'll find three bedrooms, including a spacious primary suite complete with a walk-in closet and a 4-piece ensuite. It's the kind of retreat parents will love after a busy day. And with 3.5 bathrooms in total, busy mornings will run smoothly for everyone. The fully developed basement offers even more space to grow into, with a large rec room (think movie nights, playroom, or home gym), a fourth bedroom, 4-piece bathroom, and a separate laundry room -- tucked away and practical. Worried about the big-ticket items? You'll be happy to know this home has seen some smart updates: a newer furnace, newer hot water tank, no poly-b plumbing pipes, newer dishwasher, fresh paint, and even solar panels to help lower those utility bills and your carbon footprint. Top it all off with a double attached garage and you've got a home that checks all the boxes...

Bedroom 11.25 Ft x 11.58 Ft

Recreational, Games room 14.08 Ft x 18.08 Ft

Laundry room 14.25 Ft x 5.42 Ft

Furnace 5.75 Ft x 12.00 Ft

4pc Bathroom 4.92 Ft x 8.42 Ft

Kitchen 11.83 Ft x 11.50 Ft

Other 8.50 Ft x 6.33 Ft

Foyer 10.42 Ft x 10.67 Ft

2pc Bathroom 2.83 Ft x 6.42 Ft

Primary Bedroom 14.50 Ft x 11.58 Ft

Bedroom 10.92 Ft x 9.33 Ft

Bedroom 10.17 Ft x 10.50 Ft

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Listing Presented By:



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Living room 16.50 Ft x 14.33 Ft

Dining room 11.83 Ft x 6.75 Ft

4pc Bathroom 7.33 Ft x 12.83 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft