



9095 Scurfield Drive Calgary Alberta

\$674,900

*** HUGE PRICE IMPROVEMENT! *** This FULLY DEVELOPED BI-LEVEL offers a smart layout, cozy updates, and a WALKOUT BASEMENT that opens up real options, whether you're looking to live, rent, or do both. Sitting directly ACROSS FROM A PARK, this home gives you the quiet comfort of a family-friendly street with green space just steps away. Upstairs, you'll find a BRIGHT, FRESHLY PAINTED space with NEW LIGHT FIXTURES, HARDWOOD FLOORS, and a living room that feels warm and inviting the moment you walk in. The kitchen has had a refresh too--CABINETS PROFESSIONALLY PAINTED with NEW HARDWARE, plus a NEW MICROWAVE HOODFAN that vents outside and a NEWER STOVE to make daily cooking a breeze. Just off the dining area is your BALCONY overlooking the BIG SUNNY SE-FACING BACKYARD--perfect for summer BBQs, a quiet coffee, or watching the kids play below. The upstairs layout is ideal for privacy. The BIG PRIMARY BEDROOM features a CHEATER DOOR to the 4-PIECE BATHROOM, and thanks to the SKYLIGHT above, the whole space feels bright and open. The SECOND BEDROOM sits on the opposite side of the home with the bathroom in between, giving everyone more space and quiet. Downstairs is where the value really shines. The WALKOUT BASEMENT offers a SEPARATE ENTRANCE--ready for roommates, extended family, or to turn into a LEGAL SUITE that could generate around \$1,000/month (about the same as a \$186,000 mortgage!). You've got a BEDROOM, FULL BATHROOM, a cozy GAS FIREPLACE, and a WETBAR with a BAR FRIDGE to top it off. The lower-level WINDOWS are generously sized so it doesn't feel like a basement, and the LARGE UTILITY ROOM gives you extra storage space that's hard to find. Outside, you'll love the HUGE EXPOSED AGGREGATE PATIO with steps, perfect for entertaining. There's also a GARDEN SHED for your tools and toys, and the DOUBLE ATTACHED GARAGE is already DRYWALLED and ready to go. Located in SCENIC A...

3pc Bathroom 13.00 Ft x 7.42 Ft

Bedroom 13.00 Ft x 10.67 Ft

Family room 8.25 Ft x 24.92 Ft

Laundry room 13.00 Ft x 12.00 Ft

Recreational, Games room 20.92 Ft x 15.50 Ft

4pc Bathroom 5.83 Ft x 6.92 Ft

Bedroom 8.92 Ft x 10.92 Ft

Dining room 9.67 Ft x 11.00 Ft

Kitchen 13.75 Ft x 9.42 Ft

Living room 14.92 Ft x 22.00 Ft

Primary Bedroom 13.00 Ft x 14.00 Ft

Listing Presented By:



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