



## 220 Scimitar Heath Calgary Alberta

\$659,900

First time offered by original owners! These ridge villas in the great community of Scenic Acres don't come to the market very often. This fully finished 3-bedroom, 2.5 bathroom walkout bungalow villa offers over 2900 sq. feet of living space. One of the best South West views in Calgary, you have an unobstructed 180 view of the majestic Rocky Mountains to the skyline of downtown Calgary, with the Bow River Valley and Canada Olympic Park with ski runs as a center piece! You get all of this from the serenity of your living room, primary bedroom and lower-level family/rec room. The grandeur of Calgary is always with you. The view comes with a well-designed spacious home featuring 9' ceilings on both levels and a cathedral ceiling in the main floor living and dining room, creating a spacious airy atmosphere. As you step into the entrance you will notice the openness and extra light from the sky light. A convenient den is off the entrance, ideally located for work from home, away from the main living area. Ahead is the open living area with a functional eat-in kitchen for those casual meals. The dining/living rooms share a 3-way gas fireplace that provides a warm backdrop to your dining experience and a cozy relaxing environment for conversations or reading/reflecting in the living room. The Primary suite has a large view window, a huge 5-piece ensuite and a walk-in closet with organizer. The main level is completed with a spacious 2-piece bathroom and a large laundry room with space for a freezer and storage. The lower level features a huge family/recreation/games room with a gas fireplace and a walkout to a patio. Two additional bedrooms and a 4-piece bath make this great home a wonderful place for family and friends. Some updates include triple glazed windows, except for the 2 lower bedrooms, a high efficiency furnace (2022), new dishwasher and microwave. The clay ti...

Recreational, Games room 26.25 Ft x 23.17 Ft

Bedroom 13.83 Ft x 12.17 Ft

Bedroom 10.25 Ft x 15.33 Ft

4pc Bathroom 8.08 Ft x 5.00 Ft

Furnace 12.08 Ft x 26.75 Ft

Living room 16.50 Ft x 16.08 Ft

Office 10.50 Ft x 10.50 Ft

Eat in kitchen 10.75 Ft x 15.67 Ft

Primary Bedroom 11.92 Ft x 20.08 Ft

Laundry room 8.50 Ft x 5.50 Ft

5pc Bathroom 8.50 Ft x 12.58 Ft

2pc Bathroom 6.17 Ft x 5.00 Ft

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

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Dining room 16.50 Ft x 11.42 Ft