



# 231 Scimitar Bay Calgary Alberta

\$1,100,000

Welcome to the prestigious estate enclave of Scenic Acres, where unobstructed south-facing views stretch across COP, mature treetops, and endless sky what the owners fondly call their "cruise ship view." From vibrant sunrises to breathtaking sunsets, the colors are extraordinary. Enjoy watching the deer in the neighbor's yard from the bedroom window. Great for bird watching as birds gather in the trees, and a quiet tree-lined pathway behind the home adds to the peaceful, nature-inspired setting all while being tucked into a desirable cul-de-sac. Offering nearly 4,000 sq ft of beautifully developed living space and Brazilian hardwood, this fully updated walkout bungalow blends warmth and openness. Vaulted ceilings and new triple-pane skylights flood the main level with natural light, enhancing the bright, open design. Expansive windows showcase the majestic south view from nearly every room. The living room is anchored by an elegant gas fireplace, creating the perfect space to unwind on cold evenings. The spacious, well-lit kitchen is designed for gathering and everyday convenience, featuring quartz countertops, premium appliances, generous pantry storage, and seamless flow into the dining and living areas. Whether hosting dinner parties or enjoying quiet mornings, this space delivers. The master bedroom offers a peaceful and private retreat with a luxurious ensuite and two large closets. There is a flex room on the main floor that could function as a bedroom but currently is utilized as a pantry featuring shelving and seasonal storage. The fully developed walkout lower level is just as bright and inviting, offering additional bedrooms, a large recreation and games are perfect for playing pool, ping pong and Wii games. One of the bedrooms is presently functioning as a quiet office providing an ideal environment for working from home and holding zoom meetings. You ...

- 4pc Bathroom 8.58 Ft x 5.17 Ft
- Bedroom 10.42 Ft x 10.50 Ft
- Bedroom 10.67 Ft x 10.42 Ft
- Den 9.75 Ft x 12.67 Ft
- Laundry room 13.50 Ft x 7.58 Ft
- Recreational, Games room 40.42 Ft x 20.67 Ft

- 5pc Bathroom 10.75 Ft x 9.33 Ft
- Breakfast 10.33 Ft x 9.08 Ft
- Kitchen 14.00 Ft x 12.42 Ft
- Dining room 14.42 Ft x 10.17 Ft
- Living room 15.75 Ft x 21.83 Ft
- Foyer 6.33 Ft x 7.67 Ft

Listing Presented By:



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

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

Furnace 6.67 Ft x 16.75 Ft

Bedroom 13.50 Ft x 10.08 Ft

2pc Bathroom 3.08 Ft x 7.42 Ft

Family room 12.42 Ft x 12.42 Ft

Primary Bedroom 15.67 Ft x 18.75 Ft

Pantry 12.25 Ft x 9.75 Ft