



59 Scotia Landing Calgary Alberta

\$549,999

Welcome to Scenic Acres Villas, a sought-after complex offering maintenance-free living in the desirable community of Scenic Acres. Situated on a quiet cul-de-sac, this semi-detached bungalow offers over 2,500 sq ft of developed living space, featuring three bedrooms, two full bathrooms, a double attached garage, and a thoughtfully designed floor plan with plenty of room to relax and entertain. Lawn care, snow removal, and common area maintenance are all taken care of, allowing you to enjoy a low-maintenance lifestyle. Inside, soaring vaulted ceilings, hardwood flooring, and large windows create a bright and inviting atmosphere throughout the main floor. The generous living room features a beautiful bay window and a three-way gas fireplace shared with the adjoining dining room, adding warmth and character to both areas. The well-appointed kitchen offers white cabinetry, Corian countertops, a large island, a pantry, and ample storage and preparation surfaces. A breakfast nook provides a comfortable spot for casual meals, with direct access to the expansive composite deck featuring a natural gas BBQ hookup and overlooking the shared green space. The primary bedroom offers a walk-in closet and a private four-piece ensuite, while a second bedroom and additional four-piece bathroom complete the main level. Convenient main-floor laundry adds to the home's practical layout. Downstairs, the fully finished basement offers an oversized recreation room, a third bedroom, a versatile den ideal for a home office or hobby room, and plenty of storage. Additional features include a built-in Kinetico reverse osmosis water filtration system, central vacuum, and a furnace replaced in 2019. The complex is also pet-friendly, allowing one domestic dog or cat weighing less than 10 kg (22 lbs), subject to board approval. Scenic Acres is a well-established community offering excellent access...

Bedroom 9.33 Ft x 15.25 Ft

Den 10.67 Ft x 9.50 Ft

Recreational, Games room 24.92 Ft x 29.17 Ft

4pc Bathroom 7.33 Ft x 7.33 Ft

4pc Bathroom 7.58 Ft x 10.08 Ft

Bedroom 10.42 Ft x 14.75 Ft

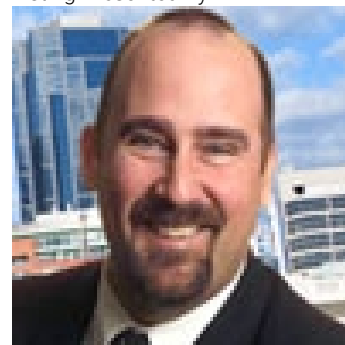
Dining room 9.17 Ft x 14.25 Ft

Kitchen 13.42 Ft x 16.17 Ft

Living room 16.58 Ft x 18.33 Ft

Primary Bedroom 12.92 Ft x 15.67 Ft

Listing Presented By:



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Real Broker

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