

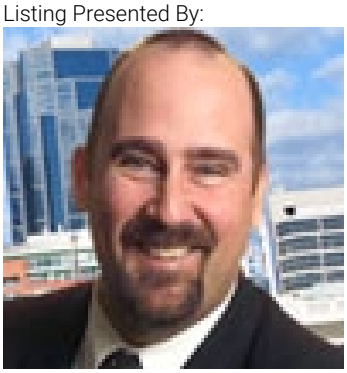
63 Scimitar Heath Calgary Alberta

$649,900

Set in the established community of Scenic Acres, this bungalow offers the ease of main-floor living with a bright, spacious layout, a fully developed walkout lower level and plenty of room for family, guests or downsizing without giving up space. With 1,319 sq ft above grade, 3 bedrooms and 2.5 bathrooms, the home has a functional floor plan with generous room sizes and great natural light.The main floor opens to a welcoming foyer and flows into a comfortable living and dining area highlighted by vaulted ceilings, large windows and a double-sided gas fireplace that can be enjoyed from both spaces. The living room features a bay of windows that captures elevated views across the neighbourhood, while the adjoining dining area provides plenty of space for entertaining.The kitchen offers abundant cabinetry, granite countertops, a pantry and a practical layout with an adjoining breakfast nook. Large windows bring in plenty of natural light, making this a comfortable spot for casual meals or morning coffee.Tucked away from the main living areas, the primary bedroom is impressively spacious with its own walk-in closet and 4-piece ensuite. Main floor laundry and a convenient powder room add to the everyday functionality of the home, along with direct access to the attached garage.Downstairs, the fully developed walkout level adds an exceptional amount of usable living space. A large recreation room with a second fireplace and built-in cabinetry offers plenty of flexibility for a family room, media space or games area. Large windows and direct access outside help the lower level feel bright and open. Two generously sized bedrooms and a full 4-piece bathroom make this level ideal for family, overnight guests or a home office. There is also substantial storage and utility space.Outside, enjoy a covered lower patio, upper deck and landscaped green space surrounded by mature t...

Recreational, Games room 24.00 Ft x 21.75 Ft
Bedroom 13.83 Ft x 10.50 Ft
Bedroom 14.42 Ft x 10.50 Ft
4pc Bathroom 8.00 Ft x 4.92 Ft
Storage 25.92 Ft x 17.00 Ft
Foyer 11.75 Ft x 8.67 Ft
Kitchen 10.92 Ft x 10.50 Ft
Dining room 16.50 Ft x 11.08 Ft
Living room 20.08 Ft x 14.00 Ft
Primary Bedroom 22.75 Ft x 10.75 Ft
4pc Bathroom 14.92 Ft x 5.92 Ft
2pc Bathroom 6.08 Ft x 5.92 Ft

Listing Presented By:



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Breakfast 10.50 Ft x 7.25 Ft