



66 Scimitar Point Calgary Alberta

\$830,000

OPEN HOUSE Saturday March 7th, 1-4pm***Quality, refined and artistic design elements add up to this WOW factor! Showcasing premium materials for the discerning buyer...coupled with a quiet location within Westchester Point in Scenic Acres. Over \$58,000 of updates over the past few years, comprising of the replacement of Poly B pipes that included the main water service pipe line out to the City street connection (2023). Further inclusions are a newer energy star certified furnace (2023), new garage overhead door (2024), and a new induction cooktop stove (2025). Presenting over 2,500 sq. ft. of total living area with 3 bedrooms, 2.5 bathrooms, developed basement and a beautifully landscaped backyard with a low maintenance composite deck and view out to the ravine beyond. The main floor will draw you in with the hickory hardwood flooring, cherry hardwood baseboards/window & door trim. Carrying into the dining room and continuing on into the custom designed kitchen with solid cherry wood cabinetry, granite countertops, a ceramic farmer apron-front sink, under cabinet lighting, an impressive custom island, a commercial grade hoodfan and SS appliances. A custom made room divider between the kitchen/living room incorporates an artistic element given the red steel, wood & glass materials. The living room houses a larger gas fireplace surrounded with custom tile work and a custom cherry wood mantle. Several interior doors are solid hickory wood including the one of a kind custom sliding door system into the laundry closet. The main floor powder room also showcases a custom cherry wood vanity, mirror and a ceramic farmer apron-front sink. An unforgettable custom open riser staircase with steel and glass railings, incorporates solid Douglas-fir treads. Majority of the upper level features solid cherry hardwood flooring. The Primary bedroom presents a 4 piece ensuite with ba...

Primary Bedroom 16.00 Ft x 15.92 Ft

Bedroom 10.58 Ft x 14.00 Ft

Bedroom 13.17 Ft x 9.92 Ft

2pc Bathroom 5.08 Ft x 15.25 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

Other 13.67 Ft x 4.50 Ft

Storage 16.17 Ft x 12.58 Ft

Other 3.42 Ft x 5.17 Ft

Living room 17.00 Ft x 13.42 Ft

Other 11.92 Ft x 15.42 Ft

Dining room 9.25 Ft x 12.92 Ft

Foyer 19.33 Ft x 13.08 Ft

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Listing Presented By:



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Recreational, Games room 29.67 Ft x 21.25 Ft

2pc Bathroom 6.83 Ft x 5.42 Ft