

7 Scotia Landing NW
Calgary, Alberta

MLS # A2261763



\$574,900

Division:	Scenic Acres		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,208 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 428
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to this fantastic bungalow villa in the exclusive community of Scenic Acres Villas— within walking distance to the LRT. This fully finished home, with a double garage, is drenched in natural light and showcases soaring vaulted ceilings, three full bathrooms, and a sunny south-facing backyard with an extended deck and gas BBQ hook-up, perfect for enjoying warm afternoons. The main floor features gleaming hardwood laid on the diagonal, a bright office or den that could also serve as a second sitting room, and an expansive living room with vaulted ceilings and a cozy gas fireplace. The dining room is generous in size, making it ideal for family gatherings, while the eat-in kitchen offers upgraded appliances including an Ultraline gas stove, abundant granite counters, and a clever pull-out wood table that tucks away when not in use. The primary bedroom is a retreat with its walk-in closet and spa-like ensuite with heated floor, complete with an oversized shower offering jets, colour therapy, and sound system. A convenient laundry nook with washer, dryer, and storage completes this level. The fully developed lower level provides excellent additional living space with a large third bedroom, a spacious rec or games room with an electric fireplace, a full bathroom, and two separate storage rooms. Hobbyists will also love the impressive workshop with 220 wiring. Additional highlights include built-in central vacuum, storage shelving in the garage, no PolyB, nearby visitor parking, and pet-friendly living with board approval. This exceptional property allows you to downsize without compromise in a bright, spacious villa in one of NW Calgary's most desirable locations.