

**15 Scandia Point NW  
 Calgary, Alberta**

**MLS # A2197918**



**\$1,100,000**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,360 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Oversized		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bidet, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, Jetted Tub, No Smoking Home, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

OPEN HOUSE March 16th 2:30 - 4:30pm! Tucked away in a quiet cul-de-sac in the sought-after community of Scenic Acres, this expansive walkout bungalow offers over 4600 sq. ft. of thoughtfully designed living space. South-facing and backing directly onto lush green space, this home provides unparalleled privacy, direct park access, and stunning natural views. A covered, enclosed veranda at the front of the home welcomes you inside. Step into the grand entrance, where a striking solid wood curved staircase leads to the walkout basement, setting the tone for the home's impressive design. The main level boasts vaulted ceilings and three skylights, flooding the space with natural light. The layout is both functional and elegant, featuring granite countertops throughout, including the kitchen and all bathrooms. The home also offers multiple access points to the garage, with entries from different levels for added convenience. The walkout basement is an entertainer's dream, featuring new carpet throughout, cold storage, and a rough-in for a bar—a perfect space for gatherings or future customization. Outside, the beautifully landscaped backyard is a summer paradise, complete with two apple trees, an irrigation system, and frequent visits from local wildlife. The direct access to the park makes it easy to enjoy walking paths, nature, and nearby tennis and basketball courts. Comfort meets efficiency with tinted windows and central AC, keeping the home cool in the summer while maximizing energy savings. This is a rare opportunity to own a one-of-a-kind bungalow in one of the city's most desirable locations. Don't miss out—schedule your showing today!