

**9 Scripps Landing NW  
 Calgary, Alberta**

**MLS # A2200867**



**\$1,100,000**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,493 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Basement Refrigerator and Basement Dishwasher

This is not your typical home, this fully renovated bungalow in the sought after community of Scenic Acres is a true Masterpiece. Every area of this living space has been thoughtfully redesigned with impeccable craftsmanship and attention to detail. As you step into this home the soaring vaulted ceilings and striking light fixtures set the tone for the home that blends elegance and warmth. Overlooking the front yard, the main living area flows seamlessly into a spacious dining area, creating an inviting space perfect for entertaining. The Chefs kitchen is a showstopper, boasting quartz countertops, high-end stainless-steel appliances and a massive island that serves as the heart of the home. This space flows effortlessly into the inviting family room, where a gas fireplace framed by a custom wall unit creates a cozy ambiance and access to the large back deck with custom built in awning. The primary suite is a true retreat, with two separate closet spaces and access to the covered deck, the ensuite offers double vanities, a custom walk-in shower, a freestanding soaker tub. An additional spacious bedroom on this level offers flexibility, making it perfect for a home office, nursery or guest room. A beautifully designed 4-piece bathroom completes the main floor. The lower-level walkout is just as impressive as the main, with large windows allowing an abundance of natural light in. A custom media unit with a fireplace serves as the centre piece for the living area. A stunning wet bar with built in shelving and large serving island enhance the entertaining area. A unique aspect of the home is the secondary Master suite in the lower level, featuring a walk-in closet and a sleek four-piece ensuite. Two additional bedrooms share another full bathroom, offering ample space for family or guests. For fitness enthusiasts, the home also includes a designated gym room with

premium rubber flooring, and floor to ceiling mirrors. A large laundry room with quartz countertops and utility area with abundant storage complete the lower level. This home has been updated with a new furnace, water tank, and energy-efficient triple-pane windows, ensuring comfort and efficiency year-round. The double garage has an additional loft space, handy for additional storage. Living in Scenic Acres means enjoying the perfect blend of natural beauty, community charm, and modern convenience. With its excellent amenities, and easy access to parks, schools, and transit, this neighbourhood offers an exceptional lifestyle for families and professionals alike. Don't miss the opportunity to make this sought-after community your home!