

\$1,080,000 - 232 Scimitar Bay Nw, Calgary

MLS® #A2249200

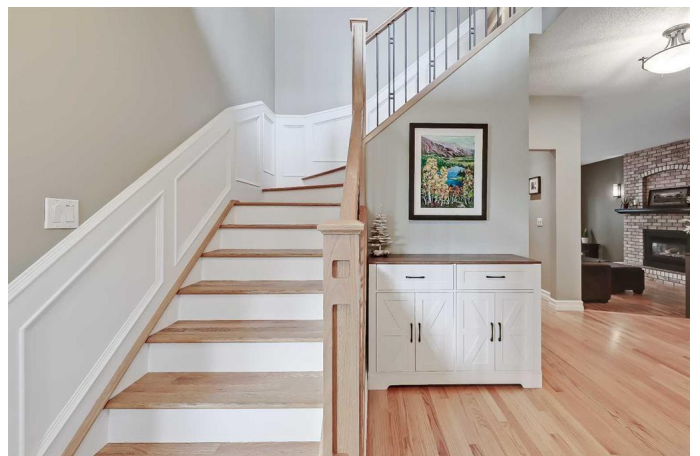
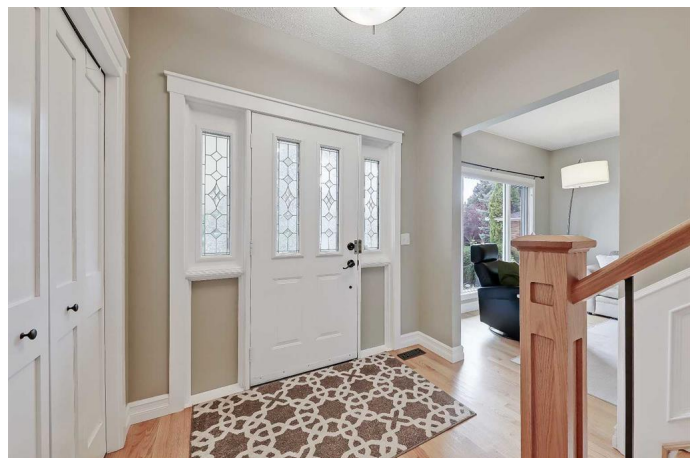
\$1,080,000

4 Bedroom, 3.00 Bathroom, 2,538 sqft

Residential on 0.24 Acres

Scenic Acres, Calgary, Alberta

RENOVATED ESTATE HOME | HUGE OVERSIZED LOT | TRIPLE GARAGE | CUL-DE-SAC LOCATION | WALKING DISTANCE TO AMENITIES! This beautiful estate home offers an unmatched landscaped yard and is walkable to an abundance of amenities including schools, pathways, parks, playgrounds, sports fields, beach volleyball & tennis courts, Crowchild Twin Arenas and the Scenic Acres Community Centre. The property is also just a short drive to Crowfoot Shopping Centre, the LRT and endless outdoor recreation at Baker, Bowmont, and Bowness Parks. Stepping inside the home, the entryway makes a striking first impression with its updated staircase, custom millwork and bright open feel. The spacious living room offers a comfortable place to relax or entertain and is adjacent to the dining room that provides plenty of space for a large table. The kitchen is the heart of the home and features a generous amount of rich oak cabinetry, granite counters, stainless steel appliances, a breakfast bar and an adjoining nook that overlooks the backyard. For more casual living, the family room is anchored by a charming brick fireplace, creating a cozy setting for quiet evenings at home. The main floor is completed with a half bath and a spacious mud/laundry room with direct access to the drywalled and insulated triple garage that has a separate, heated third bay with 220v power and ventilation. On the second level, the primary bedroom is a welcoming retreat, with room for a private



sitting area, a huge walk-in closet and a spa-inspired 5-piece ensuite that was renovated down to the studs and features a dual-sink quartz vanity, glass-enclosed steam shower with custom tile work and a luxurious air jetted soaker tub, perfect for unwinding at the end of the day. The upper level also offers a 4-piece bath and 3 additional spacious bedrooms, ideal for children, guests or a home office. The partially finished basement provides plenty of space for future development and already includes a dedicated theatre and media room, complete with custom cabinetry, overhead projector and a remote-controlled screen, perfect for movie nights or streaming your favourite series. The showstopper of this home is the beautifully landscaped yard filled with mature trees and perennials, it is a true private oasis. This massive lot is designed for family living - host family barbecues on the deck, let the kidsâ€™™ creativity run wild in the custom-built playhouse or gather together for firepit evenings by the pond and waterfall. The list of upgrades and additional features is extremely long and includes rich hardwood flooring on the main and upper levels, newer high-efficiency furnace, dual water heaters and central AC (2022), newer shingles and roof vents (2021 & 2023), water softener, all Poly-B and numerous sealed window units replaced, updated doors and casing, inground irrigation, storage sheds, composite deck with a BBQ gas line, hot and cold water taps in the garage and by the deck, Govee soffit lighting and much more. Welcome Home.

Built in 1989

Essential Information

MLS® #	A2249200
Price	\$1,080,000
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,538
Acres	0.24
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	232 Scimitar Bay Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1L7

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, 220 Volt Wiring, Aggregate, Front Drive, Oversized, Triple Garage Attached, Workshop in Garage
# of Garages	3

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas, Fireplace Insert
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Brick Facing, Raised Hearth

Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard, Storage
Lot Description	Back Yard, City Lot, Corner Lot, Cul-De-Sac, Landscaped, Lawn, Rectangular Lot, See Remarks, Treed, Fruit Trees/Shrub(s), Many Trees, Secluded, Underground Sprinklers, Waterfall, Yard Lights
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.