

25 Scotia Point NW Calgary, Alberta

MLS # A2269474



\$750,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,717 sq.ft.	Age:	1995 (30 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Beautifully Upgraded Walk-Out Home in Scenic Acres! Nestled on a quiet street in the desirable community of Scenic Acres, this spacious 2-storey home offers over 2,500 sq. ft. of living space with a brand-new fully developed walk-out basement. The main level features a bright open layout with a renovated kitchen boasting granite countertops, modern cabinets, modern vinyl flooring, and upgraded stainless steel appliances. Upstairs offers three generous bedrooms, including a primary suite with a private 4-piece ensuite. The newly developed walk-out basement adds incredible value, showcasing a brand-new kitchen, two spacious bedrooms, and a stylish new bathroom — perfect for extended family or potential rental income. Enjoy a sunny west-facing backyard, beautifully landscaped and fully fenced, complete with a new deck ideal for outdoor gatherings. Just a five-minute walk to schools, parks, and Crowfoot LRT, this move-in-ready home is vacant and available for quick possession. Don't miss this rare opportunity — unbeatable value in a fantastic location!