

668 Scimitar Bay NW
Calgary, Alberta

MLS # A2292576



\$899,000

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|------------------|-----------------------------------|---------------|-------------------|
| Division: | Scenic Acres | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,332 sq.ft. | Age: | 1996 (30 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Aggregate, Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Many Trees | | |

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|--------------------|--|-------------------|------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Smoking Home, Pantry, See Remarks | | |

Inclusions: See Remarks

-----Recent Upgrades & Features: Poly-B plumbing removed; new paint (2024); new fridge and gas stove (2024); new furnace blower; new LVP flooring on main level and basement (2025); heated bathroom floors; 3M insulation film; insulated garage; 30-year shingles installed in 2011.----- Welcome to 668 Scimitar Bay NW, a beautifully maintained detached walkout two-storey home tucked away on a quiet cul-de-sac in the prestigious Westchester Estates of Scenic Acres. Offering nearly 3,200 sq. ft. of developed living space, this home boasts a south-facing panoramic view of the city and Canada Olympic Park. The bright main floor features LVP flooring (2025), a cozy gas fireplace with built-ins, formal living and dining rooms, a main-floor den, and a well-appointed kitchen with granite countertops, island, corner pantry, and sunny nook. Upstairs offers four spacious bedrooms, including a generous primary retreat with walk-in closet and 4-piece ensuite, plus 3.5 bathrooms in total with heated floors. The fully finished walkout basement includes a separate side entrance, two additional bedrooms, a full bathroom, and a ready kitchen, providing excellent mortgage-helper potential. Outside, enjoy the fully landscaped and fenced backyard, insulated garage, and a 4-car driveway. Ideally located steps from parks, pathways, schools, shopping, and LRT, with quick access to Crowchild and Stoney Trail—this is Scenic Acres living at its finest.