

**35 Scimitar Heath NW**  
**Calgary, Alberta**

**MLS # A2297330**



**\$679,900**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,488 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	City Lot, Cul-De-Sac, Front Yard, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 439
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** None

**\*\*Open House Saturday April 11th 12pm-2pm. \*\*** Welcome to the community of Westchester Pointe Gardens in Scenic Acres, where this well maintained walk-out bungalow offers an incredible opportunity blending comfort and convenience. Spanning just under 1,500 square feet on the main level and an additional 1,400 square feet on the fully finished lower walk-out level, this home radiates pride of ownership with original finishes in beautiful condition. The main floor greets you with a west-facing den, perfect for a home office or a TV room and flows into an expansive open-concept living area defined by high ceilings and beautiful, original oak hardwoods. Natural light floods the east-facing living room, which is anchored by a three-way gas fireplace that connects to the dining area and kitchen featuring a walk-in pantry, breakfast bar, and ample cabinetry. The primary suite serves as a true retreat, offering plenty of space for a king-sized bed, a walk-in closet, and a five-piece ensuite complete with a soaker tub, double vanity, and separate shower. Completing the main level is a practical laundry room with hanging space and a two-piece powder room, both conveniently located near the entrance to the double attached garage. The bright and welcoming lower level extends your living space significantly, featuring tall ceilings and large windows that erase any basement feel. A massive family room provides the ultimate area for relaxation or entertaining, equipped with custom built-ins and a second cozy gas fireplace. This level hosts two additional well-proportioned bedrooms and a full three-piece bathroom, making it ideal for guests or hobbies. From the family room, step directly out to a private, paved covered patio and a treed outdoor area, mirrored by a second private patio on the upper level, ensuring you can enjoy connection with the outdoors regardless of the floor you are

on. To top off the exterior appeal, a covered front porch faces west, providing the perfect vantage point to enjoy the evening sun. Beyond the home itself, the lifestyle offered by this community is exceptional, providing the ease of lock and leave living within a quiet, residential setting. This pet-friendly complex manages all grass cutting and snow removal, allowing you to spend your time exploring the community pathways that connect directly to the Bow River system. The location is exceptionally convenient, situated near the Crowfoot LRT, University of Calgary, Foothills Medical Centre, and the vast array of shops and restaurants at Crowfoot Crossing. With easy access to Stoney Trail and Highway #1, commuting across the city or escaping to the Rocky Mountains for a weekend in Canmore or Banff is effortless. This home is a rare find—warm, inviting, and impeccably cared for, offering a timeless foundation that is move-in ready today while providing the perfect canvas for future aesthetic updates to enhance the space even further.