

73 Scripps Landing NW Calgary, Alberta

MLS # A2327000



\$875,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,905 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Wet Bar		

Inclusions: n/a

Welcome to this well-maintained 3-bedroom bungalow offering approximately 2,450 sq. ft. of developed living space and an attached double garage. The bright and functional main floor features approximately 1905 sq. ft. with a spacious primary bedroom complete with a private ensuite, convenient main floor laundry, and a 2-piece powder room for guests. The fully developed basement includes two additional bedrooms, a full bathroom, and plenty of versatile living space. Enjoy the fully fenced, south-facing backyard backing onto community greenspace, providing added privacy and beautiful views. With a total developed area of approximately 2,732 sq. ft. including the garage, this home offers the perfect combination of comfort, space, and an exceptional location.