

59 Scotia Landing NW
Calgary, Alberta

MLS # A2353785

\$549,999

Division:	Scenic Acres		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,358 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 449
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Ceiling Fan

Welcome to Scenic Acres Villas, a sought-after complex offering maintenance-free living in the desirable community of Scenic Acres. Situated on a quiet cul-de-sac, this semi-detached bungalow offers over 2,500 sq ft of developed living space, featuring three bedrooms, two full bathrooms, a double attached garage, and a thoughtfully designed floor plan with plenty of room to relax and entertain. Lawn care, snow removal, and common area maintenance are all taken care of, allowing you to enjoy a low-maintenance lifestyle. Inside, soaring vaulted ceilings, hardwood flooring, and large windows create a bright and inviting atmosphere throughout the main floor. The generous living room features a beautiful bay window and a three-way gas fireplace shared with the adjoining dining room, adding warmth and character to both areas. The well-appointed kitchen offers white cabinetry, Corian countertops, a large island, a pantry, and ample storage and preparation surfaces. A breakfast nook provides a comfortable spot for casual meals, with direct access to the expansive composite deck featuring a natural gas BBQ hookup and overlooking the shared green space. The primary bedroom offers a walk-in closet and a private four-piece ensuite, while a second bedroom and additional four-piece bathroom complete the main level. Convenient main-floor laundry adds to the home's practical layout. Downstairs, the fully finished basement offers an oversized recreation room, a third bedroom, a versatile den ideal for a home office or hobby room, and plenty of storage. Additional features include a built-in Kinetic reverse osmosis water filtration system, central vacuum, and a furnace replaced in 2019. The complex is also pet-friendly, allowing one domestic dog or cat weighing less than 10 kg (22 lbs), subject to board approval. Scenic Acres is a well-established community offering

excellent access to parks, pathways, schools, and everyday amenities. Scenic Acres School, Monsignor E.L. Doyle School, &cole du Nouveau-Monde, playgrounds, and the community centre are all within walking distance. Bus stops are just steps away, with Crowfoot LRT station and Crowfoot Crossing's shops, restaurants, and library nearby. Costco, the Rocky Ridge YMCA, off-leash areas, Baker Park, Bowness Park, and the Bow River are also easily accessible. Convenient connections to Crowchild Trail and Stoney Trail make travelling throughout the city a breeze. Take advantage of your opportunity to see this incredible property in person, book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.