

64 Scripps Landing NW
Calgary, Alberta

MLS # A2248482



\$799,800

Division:	Scenic Acres		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,488 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	3
Garage:	Aggregate, Double Garage Attached, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	NONE		

Fantastic opportunity in Scenic Acres! This 5-bedroom bungalow is perfectly located on exclusive Scripps Landing, just steps to Scurfield Park and walking distance to both Scenic Acres and Monsignor EL Doyle schools. Bright and inviting with vaulted ceilings and cork flooring, the main floor offers a spacious living/dining area and an updated kitchen with granite counters, pantry, and newer (2020) Samsung convection stove. The primary bedroom features a walk-in closet and ensuite, Hunter Douglas window covering, complemented by 2 additional bedrooms and a full bath. The fully finished lower level is ideal for family living with 2 more bedrooms (both with walk-in closets), a full bath, laundry/storage, and a huge rec room with gas fireplace. Enjoy the private, fenced backyard with mature trees and patio area. Attractive stucco exterior with brick accents, roof shingles replaced in 2010. Sprinkle System (as is). Prime family location with quick access to Crowfoot Centre, LRT, Stoney Trail, schools, parks, and all amenities!