313 Scandia Bay NW
Calgary, Alberta

MLS # A2211187

$990,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,521 sq.ft.	**Age:**	1990 (35 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Level, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Concrete, Clay Tile	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bookcases, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Walk-In Closet(s)

Inclusions: N/A

Located in one of NW Calgary’s most desirable communities, Scenic Acres, this beautiful estate home offers outstanding value for families seeking space and comfort. Set on a generous pie-shaped corner lot, the property boasts excellent curb appeal, added privacy, and enhanced accessibility thanks to its prime location in a quiet cul-de-sac. Inside, the home offers over 2,500 sq. ft. (RMS) of well-designed living space across two levels, plus a fully finished basement of approximately 1200 sq. ft. —perfect for a growing family. It features four spacious bedrooms and a thoughtfully planned layout that’s ideal for both everyday living and entertaining. Extensive high-end materials and exceptional craftsmanship displayed by the builder, creating a refined yet welcoming atmosphere. The double garage is tucked to the side for both convenience and visual appeal, completing this truly impressive home in a fantastic neighborhood. The backyard is beautifully landscaped and features a large patio surrounded by mature trees, offering a peaceful and private setting. Newer water tank installed last year. Disclosure: property has poly-B piping as reflected in selling price. Tenant's rights apply as property s currently tenant occupied. Latest move out date is August 31, 2025.