



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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313 Scandia Bay NW
Calgary, Alberta

MLS # A2211187



\$990,000

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.