

**164 Scripps Landing NW**  
**Calgary, Alberta**

**MLS # A2213890**



**\$774,900**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,654 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** None

3 Bedrooms | 2.5 Bathrooms | South-Facing Backyard | Walkout Basement | If you've been searching for a home that blends comfort, style, and an unbeatable location...Welcome Home!! Tucked away on a quiet street in the heart of Scenic Acres, this beautifully maintained two-story offers everything you need and more. With a total of over 2400 sq. ft. of thoughtfully designed living space, you'll love the soaring vaulted ceilings, the way natural light pours in, and the warmth of Brazilian mahogany hardwood floors. Imagine cozy evenings in front of the wood-burning fireplace or hosting friends and family in your open-concept living, kitchen, and dining areas. Upstairs, step into your spacious primary retreat, where a beautiful ensuite awaits, complete with a Jacuzzi tub and sleek separate shower for the perfect blend of comfort & convenience. The two additional bedrooms provide plenty of space for family or guests. Plus, the oversized attached garage means you'll never have to worry about storage or winter parking again. Outside, enjoy your sunny south-facing backyard—perfect for gardening, summer barbecues, or just soaking up the sunshine. With new carpet, the bright walkout basement is ready for your imagination—whether it's a playroom, home office, gym, or guest suite, this space feels fresh and inviting. All this in one of Northwest Calgary's most desirable communities, just minutes from parks, excellent schools, shopping, and transit. This home offers not just a place to live, but a North West lifestyle to love!