

**313 Scandia Bay NW**  
**Calgary, Alberta**

**MLS # A2211187**



**\$990,000**

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

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Concrete, Clay Tile   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | 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 is currently tenant occupied. Latest move out date is August 31, 2025.