

**43 Scimitar Point NW
Calgary, Alberta**

MLS # A2172793



\$800,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,330 sq.ft.	Age:	1997 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

2330 square foot 2 storey split with South facing walkout basement. Amazing panoramic views from the from the oversized deck off the kitchen, upgraded finishings & situated in the Westchester Estates area w/ short walks to PARKS, playgrounds, sports facilities & environmental reserve. 5 minute walk to the Nouveau-Monde French school. Upgrades include granite countertops & breakfast bar, marble backsplash, 2 marble-faced gas fireplaces, vaulted ceilings, main floor den, skylight, 3 walk-in closets, 5 piece spa like ensuite, upper laundry, basement in-floor heat, and lots of storage. The floor plan was custom designed to maximize flow & views of mountains, downtown & COP. Attractive professional landscaping w/ roman brick patio, rock wall, cedar features & underground sprinklers. Low maintenance exterior & located by extensive greenspace. This home is a must see!