

# \$774,900 - 164 Scripps Landing Nw, Calgary

MLS® #A2213890

**\$774,900**

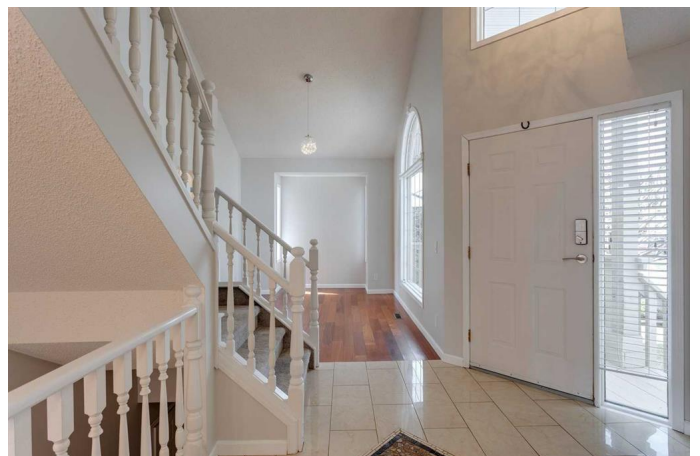
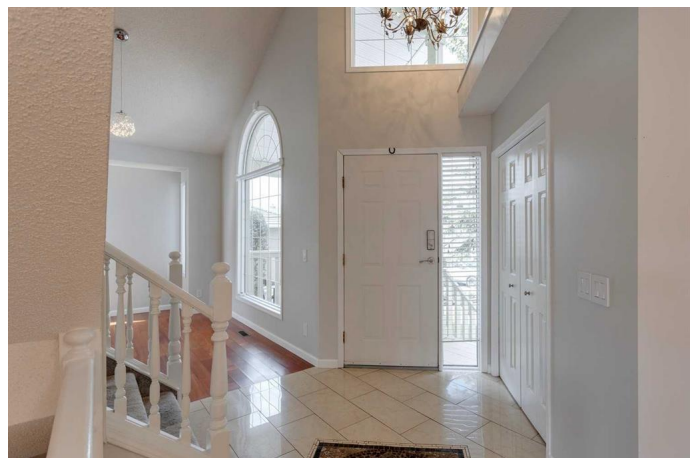
3 Bedroom, 3.00 Bathroom, 1,654 sqft

Residential on 0.12 Acres

Scenic Acres, Calgary, Alberta

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 youâ€™ll never have to worry about storage or winter parking again. Outside, enjoy your sunny south-facing backyardâ€™perfect for gardening, summer barbecues, or just soaking up the sunshine. With new carpet, the bright walkout basement is ready for your imaginationâ€™whether it's a playroom, home office, gym, or guest suite, this space feels fresh and inviting. All this in one of Northwest Calgaryâ€™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!

Built in 1992

### Essential Information

MLS® #	A2213890
Price	\$774,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,654
Acres	0.12
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	164 Scripps Landing Nw
Subdivision	Scenic Acres
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1W1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	4

### Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Microwave, Washer, Built-In Refrigerator, Humidifier

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Landscaped, Rectangular Lot, Level
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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