

9935 Scurfield Drive NW
Calgary, Alberta**MLS # A2210364****\$729,900**

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,841 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Solar Tube(s), Vaulted Ceiling(s)		

Inclusions: Outdoor Gas Fire-Table

Welcome to this stunning home with a Main floor den, vaulted ceilings, renovated kitchen. Great curb appeal with FRONT DRIVE access to a paved back yard area and rear garage. Enjoy the west facing front porch and BRICK FRONT exterior. You are immediately struck by the beautiful natural light and a grand spindled staircase leading to the open LOFT AREA. Gleaming HARDWOOD FLOORING throughout the living areas and kitchen with the with ceramic designer tile in the large MAIN FLOOR OFFICE at the front of the home . The sense of space in the living area allows for lots of options and connects to the dining area with a three sided fireplace. The updated kitchen features custom cabinetry, granite countertops, large island, gas stove, and two pantries. A convenient bar area with cupboards and bar fridge connects the kitchen to the spacious dining area that could easily include a main floor family room. The grand staircase leads to a loft with great views out the two storey front windows. This space could be easily converted to a third bedroom. An impressive king sized primary bedroom with vaulted ceilings and a bright, functional ensuite with stand alone glass walk in shower and jetted tub. There is also a 2nd bedroom with two closets and corner windows as well as a 4 piece main bathroom. The fully finished lower level features a very spacious recreation room, a third bedroom with 4 pce ensuite and a large storage area with laundry and workshop. In 2013 the exterior was redone including SHINGLES, SIDING, EAVES and DOWNSPOUTS. A fantastic backyard with a 2 TIERED DECK with BUILT-IN GAS FIRE TABLE, VINYL FENCE and Double Garage with a TRAILER SIZED driveway. The mature community of Scenic Acres offers great amenities with schools, community centre, parks, pathways within walking distance and Crowfoot LRT and

Crowfoot Crossing close by. This is a fabulous home with new solar panels, ensuring low monthly utility bills. Scenic Acres is an excellent community with great access to the Mountains..