

**9150 Scurfield Drive NW**  
**Calgary, Alberta**

**MLS # A2219229**



**\$699,900**

<b>Division:</b>	Scenic Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,910 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage		

**Inclusions:** Shed

Welcome to this charming 2-storey home in the desirable community of Scenic Acres. This immaculately maintained property is a true gem, offering a spacious 4-bedroom, 2.5-bathroom layout with plenty of room for your family to grow and thrive. Boasting a bright and inviting atmosphere, this home has been freshly painted throughout, creating a modern, neutral backdrop that will easily complement your personal style. The main floor features a stunning kitchen with sleek granite countertops and stainless steel appliances, perfect for cooking and entertaining. The open-concept living and dining areas are ideal for hosting guests or relaxing with family. The full, unfinished basement provides endless potential for customization – whether you’re looking to create additional living space or leave it as-is for future development. This home also features a double attached garage, ensuring convenience and ample storage. Plus, it’s non-smoking and pet-free, maintaining a fresh and clean environment for its residents. Located just minutes from schools, shopping, transit, and Stoney Trail, you’ll enjoy easy access to everything you need. As the original owner, the pride of ownership is evident in every corner of this home. Don't miss out on this fantastic opportunity – schedule a viewing today and see for yourself why this home is perfect for your family!