

# \$729,900 - 9935 Scurfield Drive Nw, Calgary

MLS® #A2210364

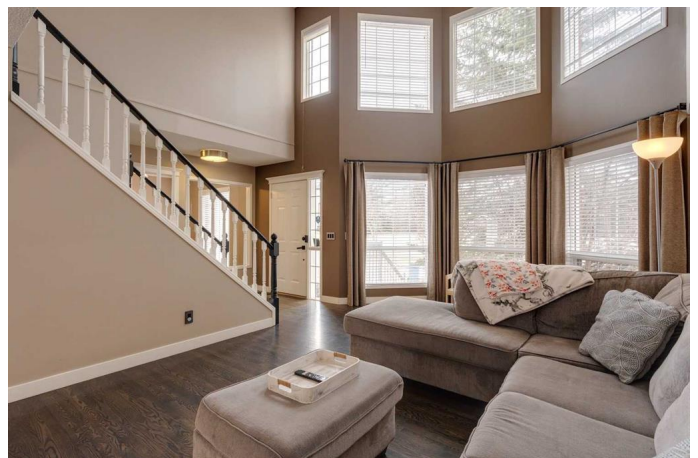
**\$729,900**

3 Bedroom, 4.00 Bathroom, 1,841 sqft

Residential on 0.12 Acres

Scenic Acres, Calgary, Alberta

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..

Built in 1994

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210364    |
| Price          | \$729,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,841       |
| Acres          | 0.12        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 9935 Scurfield Drive Nw |
| Subdivision | Scenic Acres            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3L 1V9                 |

### Amenities

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Front, RV Access/Parking, Concrete Driveway, Rear Drive |
| # of Garages   | 4                                                                                                                |

## Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Solar Tube(s)                   |
| Appliances        | Dishwasher, Dryer, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator |
| Heating           | Forced Air, Natural Gas                                                                                                    |
| Cooling           | None                                                                                                                       |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                          |
| Fireplaces        | Gas, Glass Doors, Living Room, Dining Room, See Through, Three-Sided                                                       |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full                                                                                                             |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Other                      |
| Lot Description   | Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame                 |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 12               |
| Zoning         | R-CG             |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Calgary West Realty |
|----------------|---------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.