

**HELLO,**  
*Gorgeous!*

## **221 SCURFIELD PLACE NW**

CALGARY, ALBERTA

4 BEDROOMS | 2.5 BATHROOMS | 2,626 SQ FT DEVELOPED

A beautifully maintained 4-level split tucked into a quiet cul-de-sac in Scenic Acres... offering mountain and COP views, a sunny south-facing backyard, and a layout that truly works for everyday family living.

With over 2,600 sq ft of developed space, multiple living areas, and thoughtful updates throughout, this is a home designed to grow with you.

### **MAIN FLOOR HIGHLIGHTS**

- Vaulted ceilings creating an open, airy feel
- Bright living and dining areas filled with natural light
- Functional kitchen with access to upper deck
- Seamless flow for everyday living and entertaining
- Easy indoor-outdoor connection to backyard spaces

Designed for both comfort and connection, the main level offers a welcoming space for daily life and hosting.

### **UPPER LEVEL**

- Spacious primary bedroom retreat
- Private ensuite bathroom
- Two additional bedrooms
- Full main bathroom

A well-designed upper level that keeps family living both connected and comfortable.

### **LOWER LEVEL LIVING**

- Large family room with wood-burning fireplace
- Direct access to backyard
- Ideal for movie nights, kids' space, or relaxing evenings

This level creates a natural extension of the home with flexibility for how you live.

### **BASEMENT**

- Fourth bedroom — perfect for guests or teens
- Large recreation room
- Abundant storage space
- Flexible layout for hobbies, gym, or office

Additional space that adapts to your needs as life evolves.

## OUTDOOR LIVING

- South-facing, fully landscaped backyard
- Mature trees offering privacy and shade
- Upper and lower deck spaces for entertaining
- Concrete pad ready for future hot tub
- Mountain views and views of COP
- Fully fenced — ideal for kids and pets

A backyard designed for both everyday use and weekend enjoyment.

## GARAGE & PRACTICAL FEATURES

- Double attached garage
- New garage door opener (2024)
- Backyard access from lower level
- Located on a quiet cul-de-sac
- Walking distance to schools (approx. 1 minute)

## UPDATES & IMPROVEMENTS

- Hot water tank (2023)
- Furnace (2014)
- Exterior paint refreshed (2025)
- Washer replaced (2025)
- Updated windows (kitchen & bedrooms)
- Ceiling fans added in three bedrooms

## WHY YOU'LL LOVE IT

Homes like this in Scenic Acres are hard to find... especially ones that combine:

- A functional multi-level layout
- A quiet cul-de-sac location
- A south-facing backyard with views
- Proximity to schools and everyday amenities

This is a home that makes daily life easier... and long-term living feel right.

**LET'S MAKE YOUR NEXT MOVE A POSITIVE ONE!**

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