

# \$1,250,000 - 76 Scandia Rise Nw, Calgary

MLS® #A2217862

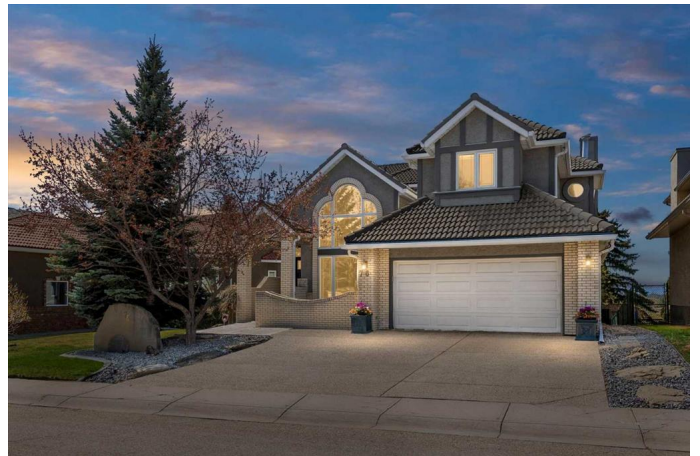
**\$1,250,000**

5 Bedroom, 4.00 Bathroom, 3,161 sqft

Residential on 0.16 Acres

Scenic Acres, Calgary, Alberta

Welcome to 76 Scandia Rise NW—a beautifully updated home showcasing stunning mountain views from all 3 levels. This residence offers over 5000 sq. ft. of developed living space, set on a meticulously landscaped 7,082 sq ft lot with mature trees that frame the property perfectly. Approaching the front of the home you are greeted by a stately brick style exterior, tiled roof, Gemstone exterior lighting, and an inviting entrance. Inside, the grand foyer showcases soaring ceilings and a dramatic curved staircase. Beautiful hardwood floors flow into the main living spaces, while expansive upgraded triple pane windows fill the home with natural light. The kitchen is a chef's dream—featuring striking black granite countertops, custom cabinetry, upper quality appliances including a gas cooktop, double wall ovens, and a premium Miele dishwasher. Thoughtful updates include designer backsplash, undermount lighting, and newer high-end SS appliances make this space both stylish and functional. A spacious laundry room completes this level. Upstairs, you'll find four generous bedrooms including a luxurious primary suite with a west-facing window perfectly framing the mountain views. The spa-inspired ensuite has been fully renovated with a custom walk-in shower, modern vanities, dual sinks, new lighting and mirrors. The secondary bedrooms are perfect for family or guests. A completely renovated 4-piece bath adds to the upper



level’s appeal. The walkout basement is a bright and open retreat, complete with a fireplace and wet bar, pot lights, updated garden doors, a updated 3-piece bathroom, new lighting, in-floor heating and plush carpeting. A private office with built-in shelving and plenty of natural light makes for the ideal work-from-home space. Additional features include a dedicated under-garage room with 10’ ceilings”perfect for a gym, studio, or extra storage. Major system upgrades include two high efficiency, variable speed furnaces, two brand new central A/Cs, high-recovery hot water tank, in-floor boiler heating, upgraded insulation, plumbing, and electrical components. The home is wired for both satellite and fiber optic internet and includes a new central vacuum system. Step outside to a beautifully tiered backyard with professional landscaping, new fencing, a remote-controlled awning over the resurfaced 35’x15’ deck. The double attached garage is enhanced with resurfaced flooring and interior stairway to the basement. This exceptional property blends timeless design with modern updates and is ideally located close to schools, parks, Stoney Trail and major transit routes”making it one of Scenic Acres’ most desirable homes.

Built in 1993

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2217862    |
| Price          | \$1,250,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,161       |
| Acres          | 0.16        |
| Year Built     | 1993        |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 76 Scandia Rise Nw |
| Subdivision | Scenic Acres       |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3L 1V6            |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Playground, Racquet Courts                            |
| Parking Spaces | 4                                                     |
| Parking        | Double Garage Attached, Garage Door Opener, Insulated |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Track Lighting |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings, Double Oven, Trash Compactor                                                                                                          |
| Heating           | Forced Air                                                                                                                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                                                   |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                     |
| Fireplaces        | Family Room, Gas, Recreation Room                                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                                                   |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                                                              |

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Awning(s), BBQ gas line, Lighting, Private Yard, Rain Gutters, Storage                                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Level, No Neighbours Behind, Private, Rectangular Lot, Street Lighting, Treed, Views |

|              |                    |
|--------------|--------------------|
| Roof         | Clay Tile          |
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 1             |
| Zoning         | R-CG          |
| HOA Fees       | 64            |
| HOA Fees Freq. | ANN           |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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