

# \$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



levelâ€™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 10â€™ ceilingsâ€”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 35â€™x15â€™ 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 routesâ€”making it one of Scenic Acresâ€™ 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
Zoning	R-CG
HOA Fees	64
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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