



GRASSROOTS
REALTY GROUP

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15 Simcoe Crescent SW
Calgary, Alberta

MLS # A2247601



\$945,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,127 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Outdoor shed, outside surveillance cameras & front Arlo video doorbell

You will find exceptional value in this updated, two storey home in the highly coveted community of Signal Hill! This 4 bedroom, 3.5 bathroom home features over 3,000 sqft of developed space throughout. As soon as you walk through the door, you will be welcomed by high ceilings in the front foyer, creating an inviting entranceway. The open-concept main living space contains a spacious kitchen that features solid wood cabinets, a large island with granite countertop, updated stainless steel appliances, a walk through-pantry, and breakfast nook with large windows bringing in lots of natural light. Adjacent to the kitchen you will find a large living room with gas fireplace and newer carpet (~2021), and dining room. Finishing off the main floor is a 2-piece bathroom and laundry room with sink, leading to your front attached garage. Heading upstairs, you will notice custom railings, and double doors leading to your large primary bedroom with a 5-piece ensuite and walk in closet. Additionally, there are two other good sized bedrooms and a 4-piece bathroom upstairs. The fully developed basement features an open recreation room with a gas fireplace and gym area, a fourth bedroom, an office, a renovated 3-piece bathroom, and a large storage/utility room. Lastly, head outside and enjoy your west facing backyard featuring a newer composite deck (~2022) with a privacy fence and well landscaped yard. Additional upgrades to the home include a newer furnace (fall 2021), AC (2022), radon mitigation system, roof (fall 2015), solar films on many of the windows, washer & dryer (~2021). Finally enjoy all that Signal Hill has to offer, being only minutes away from Westside Recreation Centre and Westhills Shopping Centre, a short 8 minute walk to 69 Street LRT station, and near many top rated schools. You will also get easy access to main highways for a quick

escape to the mountains. Do not miss out on this opportunity!