



GRASSROOTS
REALTY GROUP

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**120 Simcoe Close SW
Calgary, Alberta**

MLS # A2262709



\$898,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,857 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, French Door, Granite Counters, High Ceilings, No Smoking Home		
Inclusions:	None		

OPEN HOUSE - Sat, Nov 8 (1-3pm) LOCATION ALERT!! A quiet crescent in Signal Hill, backing the playing fields, adjacent the Westside Rec Centre, steps to the West LRT and Ernest Manning HS, a short walk to Battalion Park School…. A FANTASTIC LOCATION! Enjoy your evenings on the deck, with no neighbours behind, send the kids to kick a ball in the field behind, sneak out the back gate for your workout at the Westside Rec, or to see your kids off to school in the morning… there is a lot to LOVE about this location. This two storey home offers 2730 sq ft over three levels, a wonderful space to call home. On the main you will enjoy the Great Room in back, overlooking the playing fields – PRIVATE & QUIET! The kitchen is designed for entertaining with its center island breakfast bar, and generous dining nook, granite counters and s/s appliances including a gas stove. There is also a living room (or dining room) at the entrance, under a 17’ cathedral ceiling, with a south exposure – WARM & BRIGHT! The sweeping staircase leads you upstairs where you will find the primary retreat behind French doors, overlooking the fields behind, where you will enjoy a lounge area and full 5pc en suite. There is a second bedroom up, which also features a full en suite PLUS… two additional beds down. The lower level is fully developed offering a large rec room, the two additional beds and a full bath, Your older kids will love to have this space to themselves.