



GRASSROOTS
REALTY GROUP

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29 Simcoe Gate SW
Calgary, Alberta

MLS # A2265538



\$1,128,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,732 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning, high-class luxury bungalow offering exceptional comfort and convenience! Brand New paved driveway! Brand New water heater! Ideally located just minutes from top-rated public and private schools—including Griffith Woods School, Ernest Manning High School, Rundle College, and Webber Academy—this beautiful home is surrounded by all the essentials. You'll find a nearby bus stop, the WB 69 Street C-Train Station, shopping centers, and Westside Recreation Centre just steps away. This elegant bungalow features over 3,300 sq ft of total living space with Central Air Conditioner and two furnaces, an open floor plan with expansive views, and a sunny south-facing backyard backing onto a large green space. The main floor boasts brand-new water-proof engineered hardwood flooring and 'to 11' high ceilings throughout. Enjoy a spacious living room, formal dining area, and a large kitchen complete with built-in stainless steel appliances, granite countertops, and an island breakfast bar that opens to a bright, sunny deck. The main level also includes a luxurious primary bedroom with serene green views, a walk-in closet, and a 5-piece ensuite (jetted tub), plus second bedroom and a full bathroom. A striking spiral staircase leads to the fully developed basement with a separate entrance. This level offers 'ceilings, three additional bedrooms plus one office, two full bathrooms (one is jetted tub), a second washer and dryer set, one BRAND NEW hot water heater, two furnaces, a large entertainment area, and access to a private concrete patio—perfect for guests or extended family. There is Low-maintenance landscaping in both the front and backyards add to the ease of living. Great to live in. Great to invest.

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