



GRASSROOTS
REALTY GROUP

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26 Simcrest Manor SW
Calgary, Alberta

MLS # A2272875



\$1,050,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,431 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Gazebo, Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Hardwood, Laminate, Tile

Roof: Clay Tile

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bar, Breakfast Bar, Ceiling Fan(s), Soaking Tub, Stone Counters, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: Gazebo, Window Coverings, shed

Room to grow and space to breathe, this five-bedroom, fully finished home with more than 3,500 sq ft of developed living space sits on a quiet street in the heart of Signal Hill and offers the ideal backdrop for family living at its best. Step inside the welcoming front door and you'll immediately notice the vaulted ceilings, huge windows, curved staircase, and warm maple hardwood floors. The formal living room and spacious dining room are perfect for large family dinners and nights with friends. Continuing on the main floor, you'll enjoy the well-designed kitchen with corner pantry, granite counters and a breakfast bar, and the adjacent dining nook provides a less formal option for meals on the go and lazy mornings with coffee and a newspaper. The cozy family room features those same vaulted ceilings and large windows as the formal living room, and the main floor den with French doors is useful on those days when you have to work from home. Heading upstairs on the grand curved staircase to the second floor, you will be reminded of the spaciousness of this home. The primary bedroom will fit a king-sized bedroom set, and you'll appreciate the large ensuite and walk-in closet. The remaining three upstairs bedrooms share another 4-piece bathroom, and each bedroom has more than enough space to serve as a children's room, a guest room, or additional home offices. Heading to the fully developed basement, you'll be greeted by a peaceful water feature before continuing to the main entertainment spaces. You'll find a large custom bar area and huge rec room. No need to downsize your TV to fit in this space! Order some custom theatre seating and a large sectional and make it your own. At the other end of the large rec room, away from the main entertaining area, is an additional space that would be perfect for a home gym. Rounding out this floor is a fifth bedroom, a 3-piece

bathroom, and additional storage spaces. In the backyard, you'll enjoy a large deck, concrete patio area, as well as a lovely gazebo - it may be snowy and cold now, but start thinking about spending summer nights in this yard. With schools, shopping, and major roads nearby, but located on a quiet cul de sac, the location of this Signal Hill home is second to none. Call your REALTOR® and book a showing today!