



120 Simcoe Close SW
Calgary, Alberta

MLS # A2292003



\$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 March 14 (12-2pm) 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! A great location to enjoy all the Westside has to offer… Signal Hill or Aspen Landing for shopping, Griffith Woods for a bike ride or hike, and easy access downtown or west to the mountains. Enjoy your evenings on the deck, with no neighbours behind, send the kids to kick a ball in the field behind, ENJOY THE MOUNTAIN VIEWS, 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 2 + 2 beds, 3.5 baths and 2730 sq ft of developed living space 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. Welcome to the wonderful Westside!