



**137 Simcrest Heights SW
Calgary, Alberta**

MLS # A2298291



\$1,199,800

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,488 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Insulated, Over		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Level, Low Main		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	Hot tub and equipment		

Perfect location on a family-friendly, quiet cul-de-sac in the prestigious Simcrest Estates of Signal Hill. Minutes to schools, Westside Rec-Centre, 69 Ave C-train station, shopping & transit lines. Quick commute to City Centre! Large corner lot affords additional privacy plus access to an R.V. parking pad in the backyard. These original owners custom built this home with Shane Homes & have maintained and updated it to perfection over the years! Open spacious rooms featuring newer luxury vinyl plank flooring & designer carpets upstairs. Formal living & dining rooms offer a comfortable space to entertain. The main floor den is perfect for those who work from home. The kitchen features loads of gorgeous oak cabinetry, natural granite counters, convenient island with appliance bar, & updated stainless steel appliances. Large dining nook overlooks the yard & allows the light to shine in through expansive windows. The Family room features a gas fireplace & is open to the kitchen making it the perfect lay-out to entertain friends or enjoy family time. Main floor laundry, updated bathroom & access to the triple garage. Upstairs you’ll discover 3 bedrooms plus the large Primary bedroom & spa like ensuite bathroom. Enjoy mountain views from the front bedrooms plus a cozy window seat to enjoy a good book. The basement is fully finished offering a fifth bedroom, full bath, a spacious rec-room wired for surround sound to enjoy your favorite movie. The games room features a custom built-in, pub style game table seating area. Loads of room for a pool table or ping pong table! Lots of features including air-conditioning, water softener, reverse osmosis tap in kitchen, newer top of the line appliances, upgraded flooring, newer toilets, updated lighting, fresh paint, new roof shingles, downspouts, fascia, new front door & side light windows. The beautifully manicured yards

have numerous mature trees & shrubs offering a green oasis to relax in. Have a soak in the hot tub enclosed in its custom pergola for added privacy. Nothing to do to this house except to move in and enjoy!