



**140 Simcoe Close SW**  
**Calgary, Alberta**

**MLS # A2305197**



**\$949,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,205 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** na

Unbeatable Signal Hill location on a quiet cul-de-sac, with direct green space access right out your back gate. With over 3,000 sq.ft. of developed living space, this is a true family home with room to grow. The main floor features a bright, open layout with a seamless flow between the kitchen, eating area, and great room&mdash;anchored by a cozy fireplace and large windows that frame the park views. A formal dining room adds flexibility for entertaining, while the main floor den is perfect for a home office. The kitchen is both functional and inviting, complete with a centre island, granite countertops, and easy access to the rear deck. Upstairs, you&rsquo;ll find three well-sized bedrooms including a spacious primary suite with a walk-in closet and a 4-piece ensuite featuring a jetted tub and separate shower. The professionally developed basement expands your living space with a large family room with large windows, two additional bedrooms, and a full bathroom&mdash;perfect for guests, teens, or multi-purpose use. Additional highlights include main floor laundry, a double attached garage, and a fenced, landscaped lot with an abundance of mature fruit trees. All of this in a highly sought-after westside location&mdash;close to top-rated schools, parks, shopping, the Westside Rec Centre and with quick C-Train access downtown. Book your private viewing today!