



## 28 Simcrest Point Calgary Alberta

\$870,000

This stunning 4-bedroom family home is perfectly situated on a massive reverse pie lot with a private, professionally landscaped tiered backyard oasis. Enjoy outdoor living with a custom composite deck and underground sprinklers for easy maintenance. The main level welcomes you with a soaring open-to-above ceiling, a formal dining room, and a front sitting room. The updated kitchen boasts newer stainless steel appliances, a cozy breakfast nook, and large windows that offer beautiful views of the backyard. The spacious living room features a gas fireplace, perfect for relaxing evenings. A two-piece powder room and a mudroom with laundry lead to the attached double garage for added convenience. Upstairs, the primary bedroom offers a four-piece en-suite with a separate tub and shower. Three additional bedrooms share a well-appointed four-piece bathroom, making it ideal for family living. The unfinished basement provides endless possibilities for future development. This home also includes newer central air conditioning and furnace, ensuring efficient year-round comfort. Located in the highly sought-after Signal Hill neighbourhood, you're just minutes away from Westhills Shopping area and all major amenities. With easy access to 17th Ave, Stoney Trail & Sarcee Trail you can quickly connect to all main roadways. (id:6769)

Primary Bedroom 14.33 Ft x 12.67 Ft  
 Bedroom 11.00 Ft x 10.83 Ft  
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 Bedroom 10.83 Ft x 9.17 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
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 Kitchen 13.83 Ft x 10.67 Ft

Dining room 12.50 Ft x 9.00 Ft  
 Living room 14.00 Ft x 9.00 Ft  
 Breakfast 10.33 Ft x 10.00 Ft  
 Other 12.17 Ft x 9.83 Ft  
 Laundry room 8.00 Ft x 5.17 Ft  
 2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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**Mirror**

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