



# 29 Simcoe Gate Calgary Alberta

\$1,190,000

Location! Location! Location! Walkout Luxurious Bungalow with Upgrades in highly desirable community in Signal Hill! Welcome to this Stunning house boasting over 3300 sq ft of living space, perfectly designed for comfort and style. A Must-See Property! Step inside and be captivated by the 9' and 11' ceilings on the main level, 9' ceiling in basement. creating an open and airy ambiance. Four-bedroom + den home +walk-out basement. No carpet home! Significant Newly upgraded includes: One new Air condition (2023), The appliances including newer fridge, microwave and dishwasher, Reno countertop with a large island make the kitchen a dream for any chef. Relative newer roofing. Newer hardwood flooring in Main office and master bedroom and stairs. Cozy up by one of the two gas fireplaces, adding charm to those family time! The main floor offers master bedroom with huge Ensuite 5P bathroom and good size closets, also features convenience and practicality with a large laundry area, making household chores a breeze. Parking is a breeze with the oversized 22'x21.92' double attached heated garage, ensuring your vehicles stay protected year-round. Enjoy outdoor living with both the upper and lower decks, complete with gas connections, perfect for hosting summer barbecues. With a south-facing backyard, you'll bask in sunlight throughout the day. Location couldn't be better! With famous public and private schools (3 mins to Griffith Woods School, 2 mins to Ernest Manning High School, 3 mins to Rundle College, 8 mins to Webber Academy), 1 min to bus stop, 4 mins to WB 69 Street C-Train Station, and shopping centers nearby, steps to Westside Recreation Centre, 4 mins to Strathcona South Ravine, you'll have everything within reach. Enjoy your unforgettable memories in your new home. Don't miss out on this incredible opportunity to own a truly remarkable property. Awesome neighbourhood...

- Other 4.83 Ft x 3.75 Ft
- Bedroom 13.17 Ft x 11.00 Ft
- 4pc Bathroom 8.58 Ft x 4.83 Ft
- Bedroom 13.75 Ft x 8.75 Ft
- Family room 23.83 Ft x 26.58 Ft
- Other 4.83 Ft x 8.00 Ft

- Bedroom 12.58 Ft x 9.00 Ft
- Laundry room 4.67 Ft x 8.33 Ft
- Other 6.42 Ft x 6.67 Ft
- Office 10.33 Ft x 9.25 Ft
- 2pc Bathroom 4.00 Ft x 7.00 Ft
- Dining room 13.17 Ft x 10.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.



See

**Mirror**

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Den 6.75 Ft x 7.25 Ft

Laundry room 5.00 Ft x 6.75 Ft

Furnace 9.33 Ft x 12.00 Ft

3pc Bathroom 9.75 Ft x 6.83 Ft

Foyer 9.25 Ft x 16.00 Ft

Kitchen 15.33 Ft x 13.50 Ft

Breakfast 11.17 Ft x 11.00 Ft