



5 Simcoe Rise Calgary Alberta

\$1,049,900

Wonderfully crafted custom home w/almost 3000 sq.ft of living space is sure to impress. As you enter the foyer, you are greeted w/9ft ceilings and open concept living with views of the backyard. Large office off the entrance w/big windows & built-ins is a great space to work or study. Kitchen is well equipped w/stainless steel appliances, granite counters, plenty of cupboards plus walk-in pantry. Island offers more storage space and raised breakfast bar w/room for stools. Spacious living room w/12ft ceilings is flooded w/natural light with the expansive, tall windows across the back. Custom built-ins surround the gas fireplace to give it that high-end feel. Dining room can easily host your large family dinners plus it has its own built-in hutch for all your formal dinnerware. Patio door leads out to your upper deck complete w/gas line. Primary bedroom can easily accommodate your king bed & furniture w/5pc ensuite and walk-in closet finishing off the room. Curved staircase w/decorative spindles leads down to your fully finished walkout basement. Perfect layout for teens w/2 large bedrooms & jack & jill 4-pc bath. Large rec room is great for entertaining w/built-ins, gas fireplace and wet bar area. 4th bedroom is well sized and 2-pc bath completes the space. With in-floor heat, big windows and a door out to your private backyard, this level doesn't feel like a basement. Fully landscaped backyard w/ concrete patio on the lower level is the perfect spot of a firepit. Plenty of finished storage rooms keep you organized. More upgrades include solid core doors, crown moldings, hardwood inlay designs, Hunter Douglas blinds plus a brand new garage door installed on June 26. Curb appeal is high w/stucco and stone exterior, large driveway w/oversized garage. Tucked away on a quiet street w/great neighbours, this house sits on a corner lot w/no sidewalk! Huge bonus! Easy acces...

Family room 16.17 Ft x 13.42 Ft
 Other 13.42 Ft x 10.17 Ft
 Bedroom 15.42 Ft x 11.58 Ft
 Bedroom 12.33 Ft x 11.67 Ft
 Bedroom 10.92 Ft x 10.08 Ft
 Storage 15.50 Ft x 15.33 Ft

Office 13.17 Ft x 10.42 Ft
 Kitchen 14.42 Ft x 11.17 Ft
 Living room 14.50 Ft x 14.42 Ft
 Dining room 13.58 Ft x 12.92 Ft
 Primary Bedroom 14.50 Ft x 14.00 Ft
 Foyer 13.33 Ft x 8.17 Ft

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

Listing Presented By:



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See

Mirror

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4pc Bathroom .00 Ft x .00 Ft
2pc Bathroom .00 Ft x .00 Ft

2pc Bathroom .00 Ft x .00 Ft
5pc Bathroom .00 Ft x .00 Ft