



## 2 Simcrest Grove Calgary Alberta

\$898,888

Welcome to your dream home in the highly sought-after community of Signal Hill! This stunning executive residence is situated on a desirable corner lot and combines luxury, comfort, and modern upgrades in a prime location. The spacious layout features 10-foot ceilings on the main floor, creating an airy and inviting atmosphere, complemented by brand new engineered hardwood flooring. As you enter, you'll find a formal dining room or flex room off the foyer, adorned with a chic new lighting fixture, perfect for entertaining guests. The expansive kitchen is a chef's delight, boasting updated cabinets, new stainless steel appliances, a breakfast bar, and a cozy nook, all enhanced by stylish new lighting. Relax in the main living area, which features a gas fireplace, ideal for chilly evenings. The luxurious master suite includes a spacious bedroom, a walk-in closet, and a fully updated ensuite with a new shower, tile, countertops, sink, and light fixture. The main floor also offers a second bedroom and an updated 4-piece bathroom, making it perfect for family or guests. A functional mud room with new laundry appliances adds convenience to daily life. Downstairs, the newly carpeted basement features 9-foot ceilings and in-floor heat, a large recreation room, two additional bedrooms, and another updated 4-piece bathroom. A large storage room ensures your belongings are organized and out of sight. The immaculate garage, freshly painted with a new epoxy floor, combines style and functionality. Additionally, the property features a newer vinyl decking surface, perfect for outdoor relaxation and entertainment. With over \$100,000 in recent upgrades, this executive home in Signal Hill offers quality living in a vibrant community. Don't miss your chance to make this luxurious residence your own—schedule a viewing today and experience the exceptional lifestyle that awaits you! (id:6...

Recreational, Games room 7.47 M x 4.72 M

Furnace 6.68 M x 6.68 M

Bedroom 3.61 M x 3.20 M

Bedroom 3.91 M x 3.20 M

4pc Bathroom Measurements not available

Kitchen 4.55 M x 3.76 M

Breakfast 3.02 M x 2.92 M

Living room 4.01 M x 3.94 M

Laundry room 3.43 M x 1.80 M

Primary Bedroom 3.94 M x 3.68 M

Bedroom 3.33 M x 3.15 M

4pc Bathroom Measurements not available

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

Listing Presented By:



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Coldwell Banker Mountain Central

<http://www.hallerrealestateteam.ca/>



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Dining room 3.63 M x 2.72 M

4pc Bathroom Measurements not available