

## 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
Bedroom 11.00 Ft x 11.00 Ft
Bedroom 10.83 Ft x 9.17 Ft
4pc Bathroom .00 Ft x .00 Ft
4pc Bathroom .00 Ft x .00 Ft
Kitchen 13.83 Ft x 10.67 Ft

Dining room 12.50 Ft  $\times$  9.00 Ft Living room 14.00 Ft  $\times$  9.00 Ft Breakfast 10.33 Ft  $\times$  10.00 Ft Other 12.17 Ft  $\times$  9.83 Ft Laundry room 8.00 Ft  $\times$  5.17 Ft 2pc Bathroom .00 Ft  $\times$  .00 Ft Listing Presented By:



Originally Listed by: RE/MAX First

http://www.jablonskirealestategroup.com/



CIR

## **REALTY**

149 West Lakeview Point , Calgary, AR

Phone: 403-585-5270 cawarawa@shaw.ca