



## 12 Simcoe Gate Calgary Alberta

\$799,900

Welcome to a large 2 storey located on a quiet street in Signal Hill. First time to market! This well cared for property has it all. Raise your family in an area that has grocery stores, the c-train, all levels of schooling, fitness centres all within walking distance. Main level is spacious at over 1,200 sq ft. This former show home has a large kitchen with eating area. Access to a huge deck with a large yard (great for young kids). Large living room off the kitchen with gas fireplace. Also, a den, front living room and laundry all on this level. Upstairs has 3 large bedrooms along with 2 full baths. The primary bedroom is huge with a walk-in-closet & a 5 piece ensuite. Basement is undeveloped and waiting for the new buyer to take on the project. New roof in 2020 with transferable warranty (Epic roofing), water tank & dishwasher. Don't miss this superb opportunity to raise your family in a great area! (id:6769)

Den 9.50 Ft x 9.25 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Laundry room 6.25 Ft x 8.92 Ft

Other 10.42 Ft x 8.17 Ft

Dining room 9.42 Ft x 12.42 Ft

Other 17.50 Ft x 15.92 Ft

Family room 15.08 Ft x 15.67 Ft

Bedroom 12.92 Ft x 10.50 Ft

4pc Bathroom 4.92 Ft x 9.25 Ft

Other 9.33 Ft x 5.33 Ft

Primary Bedroom 14.00 Ft x 19.42 Ft

5pc Bathroom 11.25 Ft x 11.75 Ft

Bedroom 12.83 Ft x 11.83 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE  
(MOUNTAIN VIEW)

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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca