



## 73 Simcoe Close Calgary Alberta

\$1,230,000

Welcome to this beautifully appointed executive home in the prestigious estate enclave of Simcoe Heights. Boasting over 4,500 sq ft of thoughtfully designed living space, this fully finished two-storey residence offers the perfect blend of family comfort and sophisticated entertaining. The main level features soaring ceilings, elegant crown mouldings, and a striking open-to-below architectural detail that floods the home with natural light. Highlights include a gourmet kitchen with granite countertops, custom cabinetry, and a raised eating bar; a formal dining room; a bright breakfast nook with backyard access; two spacious living/family rooms with oversized windows and a fireplace; a dedicated home office; and a mudroom/laundry area with a convenient sink. Upstairs, you'll find four generously sized bedrooms, including a luxurious primary retreat with a spa-inspired 5-piece ensuite and a walk-in closet. A second 5-piece bathroom with dual sinks completes the upper level. The finished basement offers incredible versatility, featuring two additional bedrooms, a 3-piece bath with heated flooring, a theatre/media room, a custom wet bar, and ample storage. Outside, enjoy your private backyard oasis with a fully fenced yard, underground sprinklers, and a two-tier low-maintenance Dura-Deck -- perfect for summer entertaining. Additional features include an insulated double garage, Vinyl plank and tile flooring throughout the main and upper floors and high ceilings. Ideally located just minutes from top-rated schools (Griffith Woods School and Ernest Manning High School), Westside Rec Centre, the 69th Street LRT station, parks, Aspen Landing, and only 15 minutes to downtown. Check out the 3D tour. Book your private showing today! (id:6769)

Bedroom 11.17 Ft x 10.83 Ft

Bedroom 11.00 Ft x 11.25 Ft

3pc Bathroom 4.92 Ft x 9.92 Ft

Other 13.17 Ft x 10.50 Ft

Media 16.00 Ft x 31.83 Ft

Storage 12.75 Ft x 19.33 Ft

Furnace 10.08 Ft x 10.50 Ft

2pc Bathroom 5.08 Ft x 4.83 Ft

Laundry room 7.25 Ft x 13.33 Ft

Den 8.67 Ft x 9.75 Ft

Family room 15.75 Ft x 16.92 Ft

Other 15.00 Ft x 15.58 Ft

Breakfast 12.58 Ft x 15.83 Ft

Primary Bedroom 16.00 Ft x 15.67 Ft

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Listing Presented By:



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Grand Realty



**Real Estate Professionals Inc.**

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

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

Other 7.83 Ft x 8.42 Ft  
Dining room 11.67 Ft x 13.33 Ft  
Living room 11.58 Ft x 11.33 Ft

Bedroom 10.33 Ft x 13.67 Ft  
Bedroom 10.17 Ft x 11.92 Ft