



120 Simcoe Close Calgary Alberta

\$898,000

OPEN HOUSE - Sat, Nov 8 (1-3pm) LOCATION ALERT!! A quiet crescent in Signal Hill, backing the playing fields, adjacent the Westside Rec Centre, steps to the West LRT and Ernest Manning HS, a short walk to Battalion Park School.... A FANTASTIC LOCATION! Enjoy your evenings on the deck, with no neighbours behind, send the kids to kick a ball in the field behind, sneak out the back gate for your workout at the Westside Rec, or to see your kids off to school in the morning... there is a lot to LOVE about this location. This two storey home offers 2730 sq ft over three levels, a wonderful space to call home. On the main you will enjoy the Great Room in back, overlooking the playing fields - PRIVATE & QUIET! The kitchen is designed for entertaining with its center island breakfast bar, and generous dining nook, granite counters and s/s appliances including a gas stove. There is also a living room (or dining room) at the entrance, under a 17' cathedral ceiling, with a south exposure - WARM & BRIGHT! The sweeping staircase leads you upstairs where you will find the primary retreat behind French doors, overlooking the fields behind, where you will enjoy a lounge area and full 5pc en suite. There is a second bedroom up, which also features a full en suite PLUS... two additional beds down. The lower level is fully developed offering a large rec room, the two additional beds and a full bath, Your older kids will love to have this space to themselves. (id:6769)

Recreational, Games room 19.00 Ft x 9.75 Ft

Bedroom 11.08 Ft x 10.42 Ft

Bedroom 10.75 Ft x 10.42 Ft

Other 10.75 Ft x 6.42 Ft

4pc Bathroom Measurements not available

Furnace 10.67 Ft x 9.42 Ft

Living room 12.42 Ft x 10.58 Ft

Kitchen 13.00 Ft x 12.33 Ft

Dining room 14.92 Ft x 7.50 Ft

Family room 16.00 Ft x 14.92 Ft

Laundry room 7.25 Ft x 5.50 Ft

2pc Bathroom Measurements not available

Primary Bedroom 14.92 Ft x 13.33 Ft

5pc Bathroom Measurements not available

Bedroom 11.83 Ft x 10.92 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX First

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