



120 Simcoe Close Calgary Alberta

\$898,000

OPEN HOUSE - Sat March 14 (12-2pm) 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! A great location to enjoy all the Westside has to offer... Signal Hill or Aspen Landing for shopping, Griffith Woods for a bike ride or hike, and easy access downtown or west to the mountains. Enjoy your evenings on the deck, with no neighbours behind, send the kids to kick a ball in the field behind, ENJOY THE MOUNTAIN VIEWS, 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 2 + 2 beds, 3.5 baths and 2730 sq ft of developed living space 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. Welcome to the wonderful Westside! (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

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

Listing Presented By:



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Kitchen 13.00 Ft x 12.33 Ft

4pc Bathroom Measurements not available