



315 Simcrest Heights Calgary Alberta

\$1,298,000

Welcome to your new home in the desirable and well-established Upper West Side community of Signal Hill. Nestled in a private cul-de-sac on just under a quarter of an acre, this remarkable property offers over 3,815 sq. ft. of living quarters, featuring 4 bedrooms and 3.5 bathrooms. The original owners are offering this amazing home completed with updates throughout, including a new roof with Malarkey Vista AR rubberized asphalt shingles (Class 4 Impact Rating) along with new eavestroughs, downspouts and a massive TimberTech Vintage Advanced PVC deck (30% cooler to touch) that invites you to enjoy the beautiful, private lot accented with Gemstone lighting. The main level is thoughtfully designed, featuring a back entrance with storage, along with a walk-in pantry that seamlessly connects to the kitchen area. A spacious office off the main foyer flows into the fantastic living with a 42" linear gas fireplace and dining areas. The kitchen is a chef's dream, equipped with custom cabinetry, wall oven, speed oven/microwave, and a 6-burner gas cooktop, making it perfect for entertaining family and guests. With south-facing windows, the abundance of natural light is truly exceptional, enhanced by open risers on the staircase, 8 foot sliding patio doors and large windows in the stairwell. As you ascend to the upper level, you'll discover an amazing bonus room with two spacious bedrooms separated by a four-piece bathroom. The primary suite is a standout feature, boasting a generous size and a spa-like ensuite complete with a soaker tub, dual vanities, a sizable shower, and a walk-in closet. The lower level is designed for family enjoyment, featuring a cozy movie area, walk up wet bar, fireplace, workout room and space for a pool table. An additional bedroom and bathroom are perfect for accommodating guests. On chilly evenings, step out to the walk-up and unwind in the hot tub i...

Primary Bedroom 16.08 Ft x 15.50 Ft

Bedroom 13.50 Ft x 11.92 Ft

Bedroom 11.92 Ft x 10.42 Ft

4pc Bathroom 10.33 Ft x 8.33 Ft

6pc Bathroom 12.92 Ft x 8.92 Ft

Recreational, Games room 12.92 Ft x 14.92 Ft

Bedroom 12.08 Ft x 9.92 Ft

3pc Bathroom 10.17 Ft x 5.92 Ft

Kitchen 12.92 Ft x 12.92 Ft

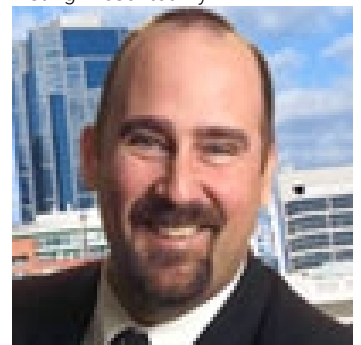
Dining room 10.67 Ft x 9.92 Ft

Living room 21.92 Ft x 15.50 Ft

Office 12.67 Ft x 10.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Recreational, Games room 20.92 Ft x 16.50 Ft

Laundry room 12.92 Ft x 8.92 Ft

Other 10.17 Ft x 9.67 Ft

2pc Bathroom 4.92 Ft x 4.17 Ft