

# \$1,050,000 - 74 Simcrest Manor Sw, Calgary

MLS® #A2248436

**\$1,050,000**

4 Bedroom, 4.00 Bathroom, 2,260 sqft

Single Family on 0.12 Acres

Signal Hill, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY OCT 18th, 1PM-3PM\*\* STUNNING MODERN RENOVATION | LOADS OF UPDATES | PRIME LOCATION! Donâ€™t miss out on this opportunity to own this gorgeous MOVE-IN-READY home in highly sought after, Signal Hill! Highlights of the modern renovations include an impressive custom CHEFâ€™s KITCHEN with white cabinets to the ceiling | large island | PANTRY | light marble QUARTZ counters | SS appliances, an exquisite new ensuite bathroom design with all the SPA-LIKE modern finishings and free-standing tub, new custom & recessed lighting fixtures throughout, new designed formal dining area into a flex area/dining/2nd office/kids play area, newer luxury vinyl plank flooring main & lower, newer carpet upstairs/stairs, updated basement reno, newer TRIPLE PANE WINDOWS (N/W/E sides, 2021/2024), newer FURNACE (2020) & A/C Unit (2022), and so much more! Walk into the bright and spacious main level with large living and dining areas, perfect for entertaining, and notice the extra spaces for the office and another flex room. The backyard retreat is where you will find the large deck, private yard setting, stone patio, storage shed, and a view of downtown! Upstairs you will discover the massive primary bedroom with and extra sitting area | an impressive ensuite bath | walk-in closet, 2 more large bedrooms, and another full bath. The updated basement offers a large entertainment space with a bar**



(plumbing rough-in available for sink), space for an exercise area, another large bedroom (non-egress window), another full bath, and an extra storage area. Signal Hill has so much to offer with conveniences all around, including schools, parks, local amenities, quality restaurants, Westside Rec Centre, shopping, C-Train access, multiple routes to get around the city, and loads more! House Extras Include: Newer Blinds Throughout (2 motorized), Water Softener (2024), Attic Insulation Topped (2024), Humidifier (2023), Skylights, 2 Fireplaces. This home shows 10/10, come check it out before itâ€™s gone! (id:6289)

Built in 1999

Essential Information

Listing #	A2248436
Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,260
Acres	0.12
Year Built	1999
Type	Single Family
Sub-Type	Freehold

Community Information

Address	74 Simcrest Manor Sw
Subdivision	Signal Hill
City	Calgary
Province	Alberta
Postal Code	T3H4K2

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, No Smoking Home

Parking Spaces	4
Parking	Attached Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Water softener, Dishwasher, Stove, Microwave, Hood Fan, Washer & Dryer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Stone, Stucco
Foundation	Poured Concrete

### Listing Details

Listing Office	Royal LePage Solutions
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