

\$1,230,000 - 73 Simcoe Close Sw, Calgary

MLS® #A2252694

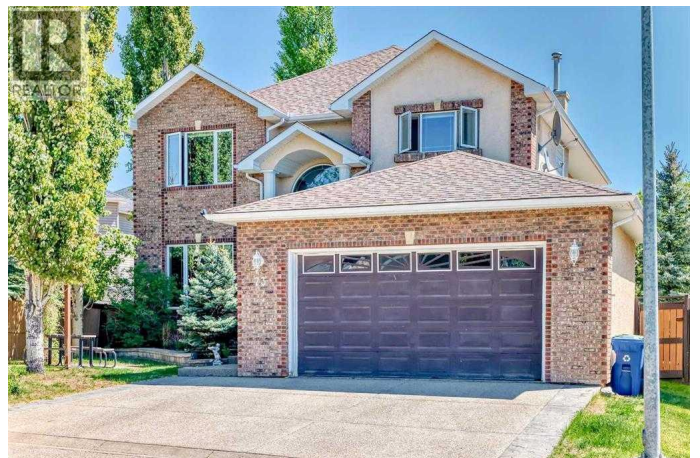
\$1,230,000

6 Bedroom, 4.00 Bathroom, 2,986 sqft

Single Family on 0.13 Acres

Signal Hill, Calgary, Alberta

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:6289)

Built in 2001

Essential Information

Listing #	A2252694
Price	\$1,230,000
Bedrooms	6
Bathrooms	4.00
Half Baths	1
Square Footage	2,986
Acres	0.13
Year Built	2001
Type	Single Family
Sub-Type	Freehold

Community Information

Address	73 Simcoe Close Sw
Subdivision	Signal Hill
City	Calgary
Province	Alberta
Postal Code	T3H4N3

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Wet bar
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Window Coverings, Washer & Dryer
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Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Stucco
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

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