

20 Simcoe Close SW
Calgary, Alberta

MLS # A2218561



\$947,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,111 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Private, Underground		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Well cared for two story home BACKING ONTO A PRIVATE GREEN SPACE. Situated in the highly sought-after Signal Hill neighbourhood, this perfect family home offers over 3,000 square feet of living space with the fully developed basement. There is an elegant, curved staircase leading to the generously sized primary bedroom, complete with a relaxing ensuite. This residence boasts a total of four bedrooms but can easily be a 6 BEDROOM HOME with the flexibility to create two additional bedrooms in the lower level by converting the office and workout space into bedrooms 5 and 6. The main level, showcases a spacious and welcoming kitchen, designed for both functionality and style. There is lots of cabinetry and counter space, accompanied by a large walk through pantry. The eating area has WALLS OF WINDOWS allowing for an unobstructed view of the beautifully landscaped backyard. This outdoor oasis features a gorgeous stone patio and a private deck with a pergola, conveniently wired for a future hot tub. The basement is thoughtfully developed with a large family room, a three piece bathroom, an additional bedroom and versatile spaces that can be used as an office, media room, or extra bedrooms. This great home is loaded with extra features, including CENTRAL AIR, a reverse osmosis system, a water softener, an underground sprinkler system and central vacuum. The utility room is equipped with plenty of shelving and cabinetry for additional storage solutions. Situated on a QUIET, CHILD SAFE STREET within a premium family neighbourhood. This home is ready to move into.