

185 Simcoe Circle SW
Calgary, Alberta

MLS # A2189786



\$865,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,882 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: TV Mounts, Gazebo

Welcome to this stunning detached home in the highly sought-after SW community of Signal Hill. Offering approximately 2,600 sq. ft. of beautifully developed living space, this 2-storey gem features 4 bedrooms, 3.5 bathrooms, and a spacious double attached garage. Step inside to discover a bright and open-concept main level, flooded with natural light from large, strategically placed windows. The modern kitchen is a chef's delight, boasting elegant white cabinetry, gleaming granite countertops, stainless steel appliances, a convenient breakfast bar, and a separate pantry for ample storage. Upstairs, you'll find a spacious bonus room with vaulted ceilings, expansive windows, and a cozy fireplace—perfect for relaxing or entertaining. The upper level also includes three generously sized bedrooms, including a luxurious primary suite complete with a 5-piece ensuite and a large walk-in closet. The fully finished basement provides additional living space, offering a versatile family or recreation room, a fourth bedroom, and a stylish 4-piece ensuite bathroom. Outside, the home continues to impress with a large driveway that accommodates multiple vehicles and a beautifully landscaped backyard. Enjoy outdoor living with a spacious deck and gazebo, ideal for entertaining guests or unwinding in a private, serene setting. Notable updates include new siding and gutters, triple-paned windows for enhanced energy efficiency, and 12 solar panels, making this home both stylish and sustainable. Conveniently located close to top-rated schools, popular restaurants, shopping centers, and public transit, this home is perfect for families looking to settle in a vibrant and connected community. Don't miss this incredible opportunity—schedule your private showing today! 2017-Roof and Furnace. 2024-Solar Panels, Siding, Gutters, and Sprinklers.