

\$1,298,000 - 315 Simcrest Heights Sw, Calgary

MLS® #A2176127

\$1,298,000

4 Bedroom, 4.00 Bathroom, 2,656 sqft

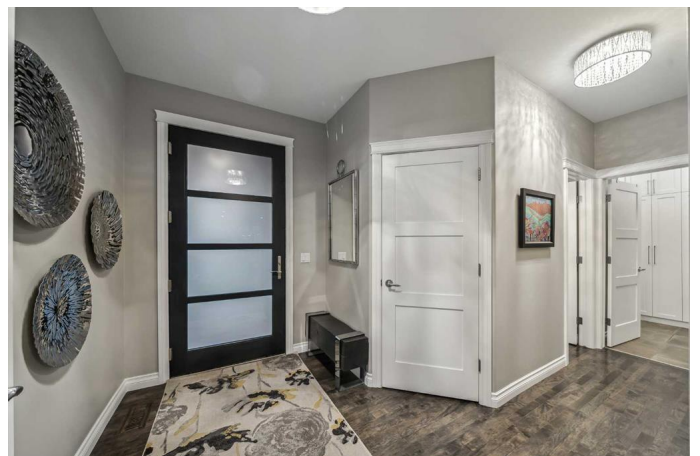
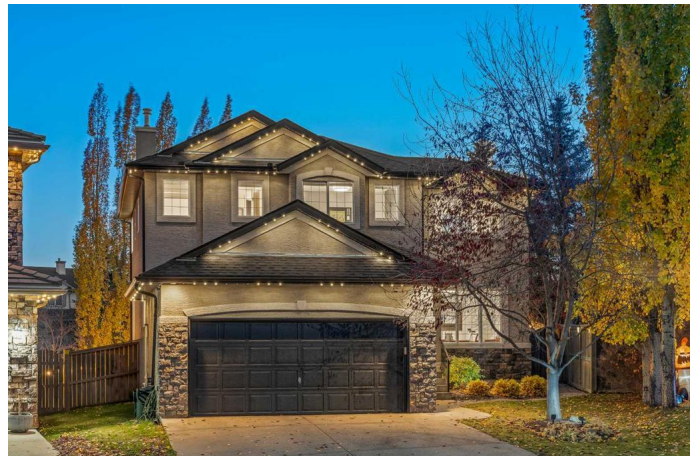
Residential on 0.21 Acres

Signal Hill, Calgary, Alberta

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 in complete privacy.

The expansive landscaped yard offers endless possibilities, including a putting green area for those wanting to sharpen their golf game with your own putting green. Completing the outdoor experience is a brand-new, two-tiered composite deck leading to a stone patio, perfect for roasting marshmallows around the fire pit.

This property is truly impressive and a must-see! You won't be disappointed!"

Built in 2002

Essential Information

MLS® #	A2176127
Price	\$1,298,000
Sold Price	\$1,387,307
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,656
Acres	0.21
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	315 Simcrest Heights Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3h 4k2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Bar, Central Vacuum, French Door, High Ceilings, Quartz Counters, Soaking Tub, Storage, Track Lighting, Tray Ceiling(s), Wet Bar, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Bar Fridge, Built-In Oven, Gas Cooktop, Range Hood
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Decorative
Has Basement	Yes
Basement	Full, Walk-Up To Grade

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Lawn, Landscaped, Pie Shaped Lot, Private, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2024
Date Sold	November 14th, 2024
Days on Market	7
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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