

**185 Simcoe Circle SW  
Calgary, Alberta**

**MLS # A2189786**



**\$865,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.