



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5 SIMCOE Rise, Calgary T3H 4N3**

MLS®#: **A2145753**      Area: **Signal Hill**      Listing Date: **06/30/24**      List Price: **\$1,049,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2001**  
Lot Information  
 Lot Sz Ar: **6,587 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Corner Lot,Cul-De-Sac,Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached,Oversized**

Finished Floor Area  
 Abv Sqft: **1,640**  
 Low Sqft:  
 Ttl Sqft: **1,640**

DOM

**8**  
Layout  
 Beds: **4 (1 3 )**  
 Baths: **3.0 (2 2)**  
 Style: **Bungalow**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Yard**  
 Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Hardwood,Laminate,Slate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bar,Built-in Features,Central Vacuum,Closet Organizers,Crown Molding,Granite Counters,High Ceilings,No Animal Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	13`2" x 10`5"	Kitchen	Main	14`5" x 11`2"
Living Room	Main	14`6" x 14`5"	Dining Room	Main	13`7" x 12`11"
Bedroom - Primary	Main	14`6" x 14`0"	Family Room	Basement	16`2" x 13`5"
Other	Basement	13`5" x 10`2"	Bedroom	Basement	15`5" x 11`7"
Bedroom	Basement	12`4" x 11`8"	Bedroom	Basement	10`11" x 10`1"
Foyer	Main	13`4" x 8`2"	Storage	Basement	15`6" x 15`4"
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Main	0`0" x 0`0"

4pc Ensuite bath

Basement

0`0" x 0`0"

2pc Bathroom  
Legal/Tax/Financial

Basement

0`0" x 0`0"

Title:  
**Fee Simple**  
Legal Desc:

9913282

Zoning:  
**R-C1**

Remarks

Pub Rmks: **Wonderfully crafted custom home w/almost 3000 sq.ft of living space is sure to impress. As you enter the foyer, you are greeted w/9ft ceilings and open concept living with views of the backyard. Large office off the entrance w/big windows & built-ins is a great space to work or study. Kitchen is well equipped w/stainless steel appliances, granite counters, plenty of cupboards plus walk-in pantry. Island offers more storage space and raised breakfast bar w/room for stools. Spacious living room w/12ft ceilings is flooded w/natural light with the expansive, tall windows across the back. Custom built-ins surround the gas fireplace to give it that high-end feel. Dining room can easily host your large family dinners plus it has its own built-in hutch for all your formal dinnerware. Patio door leads out to your upper deck complete w/gas line. Primary bedroom can easily accommodate your king bed & furniture w/5pc ensuite and walk-in closet finishing off the room. Curved staircase w/decorative spindles leads down to your fully finished walkout basement. Perfect layout for teens w/2 large bedrooms & jack & jill 4-pc bath. Large rec room is great for entertaining w/built-ins, gas fireplace and wet bar area. 4th bedroom is well sized and 2-pc bath completes the space. With in-floor heat, big windows and a door out to your private backyard, this level doesn't feel like a basement. Fully landscaped backyard w/ concrete patio on the lower level is the perfect spot of a firepit. Plenty of finished storage rooms keep you organized. More upgrades include solid core doors, crown moldings, hardwood inlay designs, Hunter Douglas blinds plus a brand new garage door installed on June 26. Curb appeal is high w/stucco and stone exterior, large driveway w/oversized garage. Tucked away on a quiet street w/great neighbours, this house sits on a corner lot w/no sidewalk! Huge bonus! Easy access into Signal Hill and Aspen to shop or enjoy a good restaurant or jump on the LRT and head into downtown.**

Inclusions:  
Property Listed By:

**TV wall bracket in primary bedroom  
RE/MAX Real Estate (Mountain View)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









