

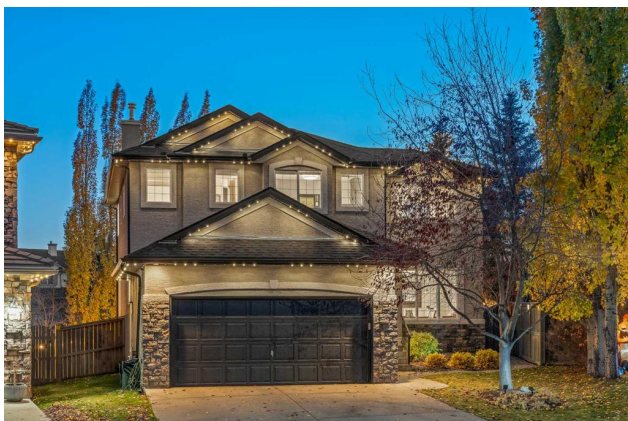


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**315 SIMCREST Heights, Calgary t3h 4k2**

MLS®#: **A2176127**      Area: **Signal Hill**      Listing Date: **11/07/24**      List Price: **\$1,298,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2002**  
Lot Information  
 Lot Sz Ar: **9,030 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,656**  
 Low Sqft:  
 Ttl Sqft: **2,656**

DOM

**5**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lawn,Landscaped,Underground Sprinklers,Pie Shaped Lot,Private**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line,Fire Pit,Private Yard**

Construction: **Stucco,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bar,Central Vacuum,Closet Organizers,French Door,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Track Lighting,Tray Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`11" x 12`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>21`11" x 15`6"</b>
<b>Game Room</b>	<b>Lower</b>	<b>12`11" x 14`11"</b>
<b>Flex Space</b>	<b>Lower</b>	<b>10`2" x 9`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>16`1" x 15`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`11" x 10`5"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 9`11"</b>
<b>Office</b>	<b>Main</b>	<b>12`8" x 10`11"</b>
<b>Game Room</b>	<b>Lower</b>	<b>20`11" x 16`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>12`11" x 8`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`6" x 11`11"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`1" x 9`11"</b>

2pc Bathroom  
4pc Bathroom

Main  
Second

4`11" x 4`2"  
10`4" x 8`4"

3pc Bathroom  
6pc Ensuite bath  
Legal/Tax/Financial

Lower  
Second

10`2" x 5`11"  
12`11" x 8`11"

Title:  
**Fee Simple**  
Legal Desc:

**9813257**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**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!"**

Inclusions:  
Property Listed By:

**none**  
**Century 21 Bamber Realty LTD.**

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

















