



THE
A-TEAM

**RE/MAX
FIRST**

185 SIMCOE Circle, Calgary T3H 4S3

MLS®#: **A2189786**

Area: **Signal Hill**

Listing Date: **01/23/25**

List Price: **\$880,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**
Lot Information
Lot Sz Ar: **3,778 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,882**
Low Sqft:
Ttl Sqft: **1,882**

DOM

10
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,Low Maintenance Landscape,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Granite Counters,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`3" x 11`2"
Dining Room	Main	13`1" x 8`5"
Family Room	Upper	14`11" x 13`1"
Bedroom - Primary	Upper	13`11" x 11`6"
Bedroom	Upper	9`5" x 9`1"
2pc Bathroom	Main	5`7" x 5`5"
4pc Bathroom	Upper	7`6" x 4`10"

Room	Level	Dimensions
Kitchen	Main	13`5" x 9`5"
Breakfast Nook	Main	9`11" x 6`6"
Game Room	Basement	17`5" x 12`4"
Bedroom	Upper	10`11" x 9`8"
Bedroom	Basement	19`10" x 7`11"
5pc Ensuite bath	Upper	12`10" x 8`3"
4pc Ensuite bath	Basement	12`11" x 4`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

0012002

Remarks

Pub Rmks: **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!**

Inclusions: **TV Mounts, Gazebo**
Property Listed By: **2% Realty**

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











