

**109 Simcrest Heights SW  
Calgary, Alberta**

**MLS # A2278428**



**\$1,199,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,517 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Vaulted Ceiling(s)		

**Inclusions:** Storage sheds, Hot Tub

Nestled in a quiet cul-de-sac in the desirable community of Signal Hill, this impressive home welcomes you with a grand entrance featuring soaring 19-foot ceilings. Enjoy stunning mountain views and a bright, open layout designed for both comfort and entertaining. The main floor offers a spacious kitchen overlooking the family room with a cozy fireplace, perfect for everyday living, along with a separate formal dining room. The south-facing backyard provides abundant natural light and beautiful mountain views. Upstairs, you'll find four generously sized bedrooms plus a bonus room, ideal for a home office, playroom, or media space. The fully developed walk-out basement features a large family room with fireplace, an additional bedroom, and a 4-piece bathroom—perfect for guests or extended family. Located close to Westhills Shopping Centre, schools, parks, and amenities, this home combines quiet living with exceptional convenience.