

109 Simcrest Heights SW
Calgary, Alberta

MLS # A2278428

\$1,199,900



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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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.