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Royal LePage Mission Real Estate

#100 3595 114 Ave SE

Calgary, AB

T2Z 3X2



9 SIMCOE Bay SW, Calgary, Alberta, T3H 4K7, Canada

MLS®# C3633759



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|----------------|------------------------|
| Property Value | \$729,900 |
| Type | House |
| Style | 2 Storey |
| Basement | Full |
| Parking | Double Garage Attached |
| Year Built | 2001 |
| Taxes | 3985 |
| Living Area | 2,152.80 sq.ft. |
| Lot Frontage | 39.37 ft |
| Lot Depth | 124.67 ft |
| Lot Size Area | 8,137.52 sq.ft. |
| Bedrooms | 3 |
| Bathrooms | 2 full & 1 half |

Description

Outstanding family home located in a quiet bay on a large pie-shaped south facing lot. 2157 sq. ft. Sundance built executive 2 storey featuring a curved staircase to the upper floor. 17 foot high 2 Storey living room with floor to ceiling windows that flood the room with natural light, adjacent to the formal dining room. Hardwood and tile floors grace the main level. The gourmet kitchen boasts rich dark stained maple cabinets, stainless steel appliances and a huge central island all graced with exquisite granite counters. The breakfast nook has a garden door leading to a deck and exposed aggregate patio area and a relaxing hot tub. Gas fireplace in the family room, a main floor den, powder room and laundry complete this floor. Upstairs are 3 large family size bedrooms including a spacious master with relaxing 4 piece ensuite. Oversized 25 foot wide double attached garage. Great location, close to schools, shopping, restaurants, LRT, Westside and a quick commute to downtown.



