

# \$1,547,000 - 45 Simcoe Mews Sw, Calgary

MLS® #A2221011

**\$1,547,000**

4 Bedroom, 4.00 Bathroom, 2,848 sqft

Residential on 0.30 Acres

Signal Hill, Calgary, Alberta

Nestled in the quiet cul-de-sac on an expensive lot in prestigious community of Signal Hill this meticulously maintained home boasts 4,133SqFt of thoughtfully developed living space. Step inside & be captivated by the grand entrance foyer with striking open to below round staircase. The main floor unfolds a stunning elevated kitchen with massive island & high-end s/s appliances like a Wolf gas stove, built-in refrigerator/freezer & more. Conveniently connecting the kitchen to the tandem garage is a mudroom leading to a walk-in butler's pantry, complete with abundant cupboard space. Adjacent to the kitchen, a generous dining area, ideal for hosting memorable family gatherings & celebrations. On the opposite side, a distinguished living room offers warmth & elegance with its impressive wood-burning fireplace, framed by marble & exquisite custom millwork. A cozy family room provides an additional comfortable space for everyday living. A powder room completes this level. Throughout the main floor, soaring 10-foot ceilings & expansive windows flood the space with natural light. Ascend the elegant staircase to the upper level & discover an enormous primary bedroom, a true sanctuary featuring a luxurious ensuite bath oasis. This spa-like haven boasts his/her sinks, a unique freestanding bathtub & a custom shower. Across the hallway, 2 generously sized bedrooms share a J&J 4pc bathroom, with each bedroom including its own study area. A



conveniently located laundry completes this level. The W/O basement offers even more living space, featuring a grand recreational room. A good-sized bedroom with a walk-in closet & access to a 3pc bathroom. A hobby room with a sink provides a versatile space for creative pursuits & a charming wine storage is tucked away under the stairs. From the basement recreational room, step out onto a lovely patio and immerse yourself in the breathtaking views of your private backyard paradise. Seamless indoor-outdoor living is further enhanced by the convenient access from the dining area to an amazing outdoor entertaining retreat. This expansive covered patio with over 650SqFt is equipped with a high-end built-in gas barbecue, refrigerator, prep counter space & ceiling gas heaters, ensuring year-round enjoyment. Relax and entertain amidst the stunning backdrop of mature trees, lush bushes, a tranquil waterfall, and vibrant seasonal flowers. This exceptional home is further enhanced by a wealth of upgrades, including premium granite countertops, kitchen & butler's pantry cabinets extending to the ceiling, premium hardwood flooring, executive light fixtures, a custom railing with unique spindles & a tandem-style heated garage with epoxy flooring & metal cabinets. The exterior showcases stucco & custom masonry, complemented by a double-length exposed aggregate driveway providing parking for 4 vehicles & a wide concrete porch.

Enjoy the convenience of being within walking distance to a wide array of amenities. Don't miss this spectacular opportunity to own a truly unique property in a prime location!

Built in 2002

## **Essential Information**

MLS® #	A2221011
Price	\$1,547,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,848
Acres	0.30
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	45 Simcoe Mews Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4N2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated, Oversized, See Remarks, Tandem
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, See Remarks, Separate Entrance, Storage
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, See Remarks, Built-In Freezer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Masonry, Wood Burning, See

	Remarks
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Barbecue, Private Entrance, Private Yard, Storage, Gas Grill
Lot Description	Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, No Neighbours Behind, Pie Shaped Lot, Private, See Remarks, Waterfall
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame, See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Masters
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