

\$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, Built-In Freezer, See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Wood Burning, Masonry, See

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

Exterior

Exterior Features	Private Entrance, Private Yard, Storage, Barbecue, Gas Grill
Lot Description	Back Yard, Cul-De-Sac, Landscaped, No Neighbours Behind, Pie Shaped Lot, Private, See Remarks, Irregular Lot, 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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