

**Detached 49 SIMCOE ME SW**

**Active**

List Price: **\$718,000**



**Detached**  
 Area: **Calgary**  
 Community: **Signature Parke 055**  
 Type: **Detached**  
 Style: **2 Storey**  
 Legal Plan: **9913282** Blk: **3**  
 Linc #: **0028204551**  
 List Date: **08/21/2015**

MLS@#: **C4027511**  
 Postal Code: **T3H 4N2**  
 Zone: **Zone C**  
 Year Built: **2000**  
 Condo Type: **Not a Condo**  
 Lot: **20**  
 DOM: **0**

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Title to Land: **Fee Simple**  
 Ownership: **Private**  
 Exclusion: **No** SRR: **No** Disc: Conform:  
 Restrictions: **Restrictive Covenant-Building Design/Size, Utility Right Of Way**  
 Possession: **/Neg**

?Welcome to this amazing custom home position on a large pie shape lot in a quite cul-de-sac in Signal Hill. As you enter the grand entrance you are presented with a beautiful curve staircase and vaulted ceiling. This home offers a great floor plan with 9ft ceiling on the main floor with an open concept featuring formal dining, living room and a gourmet kitchen overlooking the family room. The home come complete with built in speakers, hardwood floors, tiles and carpet along with custom built ins around the gas fireplace. The upper level features 3 spacious bedrooms and 2 bathrooms with plenty of room for the whole family. The lower walkout leads you to your large backyard which is a blank canvas for your future development to finish this home off the way you see fit. Close to all amenities this is a must see.

						Rooms				
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	Level	Mtr2	SqFt	Finish Lvl:
Baths:	0	0	0	2	0	0	Main:	109.35	1,177	2
EnSt Bth:		0	0	1	0	0	Upper:	85.29	918	
Bdrms Abv:	4		4				Above Grade:	85.29	918	
Rms Abv:	7		F/B Baths: 3/0				Total A.G.:	194.54	2,094	
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>							
<b>Bedroom</b>	<b>3.81 x 3.96</b>	<b>12'6"X13'0"</b>	<b>Upper</b>	<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>			
<b>Bedroom</b>	<b>3.35 x 3.35</b>	<b>11'0"X11'0"</b>	<b>Upper</b>	<b>Bedroom</b>	<b>3.35 x 3.2</b>	<b>11'0"X10'6"</b>	<b>Main</b>			
<b>Kitchen</b>	<b>2.95 x 2.74</b>	<b>9'8"X9'0"</b>	<b>Main</b>	<b>Mstr Bed</b>	<b>4.47 x 4.57</b>	<b>14'8"X15'0"</b>	<b>Upper</b>			
<b>Living Rm</b>	<b>6.63 x 3.35</b>	<b>21'9"X11'0"</b>	<b>Main</b>	<b>Family Rm</b>	<b>3.81 x 3.66</b>	<b>12'6"X12'0"</b>	<b>Main</b>			

Property Information

Fin FP/Rgh-In: <b>1</b>	Fireplace:	FP Fuel: <b>Gas Only</b>
Heating: <b>Forced Air-1</b>		Roof Type: <b>Asphalt Shingles</b>
Heating Fuel: <b>Natural Gas</b>		Heat Fuel Desc:
Construction: <b>Wood Frame</b>		Foundation: <b>Concrete</b>
Basement: <b>Full, Walkout</b>		Bsmt Dev: <b>Unfinished</b>
Exterior: <b>Brick, Stucco</b>		
Features: <b>Ceiling 9 ft., Deck</b>		
Site Influences: <b>Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby</b>		
Goods Included: <b>Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Washer, Window Coverings-All</b>		
Flooring: <b>Carpet, Hardwood, Linoleum</b>	Lot Shape: <b>Pie Shaped</b>	
Garage: <b>Yes</b>	TTL: <b>714.00 m2</b>	
Garage SqFt:	Frntg X Depth: <b>8.19x44.75</b>	
Parking: <b>4/Double Garage Attached</b>	Enclosed Prk: <b>2</b>	
Road Access:	Land Use: <b>R-C1</b>	
Front Exposure: <b>Southwest</b>	Tax Amt/Yr: <b>\$3,973/2015</b>	
# Parcels:	LI: <b>0</b>	
Acres Wtr Rghts:	Total Acres: <b>0.00</b>	
HOA: <b>No</b>		

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED