



GRASSROOTS
REALTY GROUP

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247 Simons Road NW
Calgary, Alberta

MLS # A2333526



\$635,000

Division:	Thorncliffe		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,165 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, Oversized, Works		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Beamed Ceilings, Ceiling Fan(s), Skylight(s), Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: All Window Coverings, Hot Tub (works great, but included AS-IS)

Finally something other than the same old bungalows; A refreshingly different fully-finished, 5-bedroom split level home backing onto a quiet green belt, offering an oasis of a backyard & all with a huge oversized garage & driveway! Located on historic Simons Road, one of the oldest roads from Calgary's earliest days, this home & property must be seen in person to be appreciated & will be a real treat for anyone who loves the sun & enjoying the outdoors but also ideal for any mechanics or hobbyists alike. Take a step inside & you're first greeted by a living room featuring a cozy wood-burning fireplace complete with stone chimney & built-in firewood storage. Your gaze will be drawn upwards by the high vaulted ceilings, not only pleasing to the eye, but offering that liberating feeling of open space. Follow the gorgeous original 3/4" oak floors & next you'll find a dining area located beside the kitchen, which bathes in natural light thanks to the huge skylights recently installed above. Just a few steps further through the double-doors, & you're welcomed into the 3-season SUN ROOM! This wonderful room offers 200 sq/ft of space to bask in sunlight throughout the year & an immersive escape that few homes can rival. Another fireplace is found in this room to add heat during the cold seasons, & a back door provides easy access to the backyard, deck & Hot tub. The upper & lower levels offer a stacked 2+2 bedroom layout, with the upper two being larger than below & the option of using either the cool east or the sunny west bedroom as the primary. An updated 5-pc bathroom finishes this floor & offers dual vanities & more of that pleasing vaulted ceiling. On the lower level, two more bedrooms are found & they share a 3-pc bathroom with heated floors. The basement provides a flex space as an additional living room/rec room & leads

to a 5th bedroom (with non-egress window) or storage space as needed. Stepping outside to the sunny & totally private southwest backyard, a large deck awaits with plenty of room for outdoor dinners, with a large hot tub for you to melt your stress away on those cold winter nights. The lower patio is the ultimate place to gather around nightly fires & enjoy Calgary's legendary summers. Don't forget the green space behind the house, adding a level of privacy that's so difficult to find, & the perfect off leash area for any dog owner. Finally, the garage is a mechanic's dream come true! This HEATED oversized 26x24 space can comfortably park two full-size vehicles with still plenty of room for work benches, tools, or additional toys, & also features 220V electrical along with an included air compressor with outlets mounted to the wall & ceiling. The driveway provides additional parking for up to 4 more vehicles, & a swing-out chain link fence gives added security to keep the property secure. This property is truly one of a kind and worth a view - we can't wait to see you!