



# 100 Signature Way Calgary Alberta

\$725,000

**\*\*Welcome to Signal Hill Estates!\*\*** Discover this exquisite two-storey home in a prestigious gated community, boasting 3 bedrooms, 3.5 bathrooms, and 1937 sq. Ft. Above Grade and 701 sq. Ft. Below Grade of beautifully developed space. With thoughtful updates and a prime location, this property offers luxury and convenience.

**\*\*Main Level Highlights:\*\*** **\*\*Open Concept Floor Plan:\*\*** Designed for modern living and effortless entertaining. **\*\*Gourmet Kitchen:\*\*** Features granite countertops, stainless steel appliances, and Hard-Wood and Tile flooring. **\*\*Spacious Living Areas:\*\*** Perfect for relaxation and gatherings. **\*\*Gas Fireplace:\*\*** Warm and Cozy for the cool winters. **\*\*Access to Private Real Balcony,\*\*** A private area to gather with friends outside. **\*\*Upper-Level Features:\*\*** **\*\*Two Generously Sized Bedrooms:\*\*** The property includes 2 generous upstairs bedrooms. **\*\*Luxurious Master Suite:\*\*** Retreat to a massive walk-in closet and a 5-piece ensuite with dual sinks, a soaker tub, a rainfall shower with 10mm glass, and an expansive south-facing balcony, which was newly updated in 2023 and offers stunning views. **\*\* Large Family Room,\*\*** The resting and playing place for your family. This could easily be converted into a 4th bedroom. **\*\*Lower Level Benefits:\*\*** **\*\*Additional Bedroom and Full Bathroom:\*\*** Ideal for guests or extended family. **\*\*Family Room and Ample Storage:\*\*** Ensuring space for everyone's needs. **\*\*Large Extra Storage Area,\*\*** **\*\*Recent Updates:\*\*** **\*\*New Roof (2024):\*\*** For added peace of mind and durability. **\*\*New Upper Balcony (2023):\*\*** Enjoy the upgraded outdoor space with enhanced views. **\*\*Neighborhood Perks:\*\*** **\*\*Sirocco Train Station:\*\*** Conveniently nearby for easy commuting. **\*\*West Side Rec Centre:\*\*** Just a short distance away, offering a range of recreational facilities. **\*\*Sunterra Market:\*\*** Close by for all your shopping needs. **\*\*Additional Perks:\*\*** **\*\*D...**

3pc Bathroom 2.54 M x 1.99 M  
Bedroom 3.04 M x 3.66 M  
Recreational, Games room 4.20 M x 4.48 M  
Storage 1.67 M x 4.73 M  
Furnace 1.75 M x 2.12 M  
2pc Bathroom 1.58 M x 1.40 M

Living room 4.85 M x 4.35 M  
4pc Bathroom 2.71 M x 1.66 M  
5pc Bathroom 3.89 M x 3.19 M  
Bedroom 3.74 M x 3.47 M  
Family room 3.79 M x 4.46 M  
Primary Bedroom 5.72 M x 4.85 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

Mirror

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Dining room 3.42 M x 3.20 M

Other 1.82 M x 2.72 M

Kitchen 4.08 M x 3.73 M