



## 137 Signature Close Calgary Alberta

\$1,685,000

Welcome to this stunning luxury bungalow in the coveted Signal Hill community, where modern elegance meets classic charm. As you approach the home, you'll appreciate the convenience of a triple car garage and the inviting curb appeal that sets the tone for what lies inside. Step through the front door and immediately feel at home in the thoughtfully designed layout with multiple upgrades including radiant in floor heating, recently installed boiler, a stunning feature wall, and much more. To your right, the formal living room beckons, perfect for cozy evenings with friends by the warm glow of the fireplace. Natural hardwood floors seamlessly flow throughout the main level, enhancing the home's sophisticated yet welcoming atmosphere. The open-concept design leads you from the living area into the dining space, creating an ideal setting for both intimate dinners and entertaining larger gatherings. The kitchen is a chef's dream, drenched in natural light and featuring high-end appliances, including a gas stove and stunning granite countertops. Large windows frame breathtaking views, ensuring that the beauty of the outdoors is always a part of your daily experience. A charming sitting area off the kitchen invites you to savor morning sunrises or unwind with a good book in the evenings. The expansive primary suite offers a tranquil retreat, complete with a spa-like ensuite bathroom and a generous walk-in closet featuring custom built-ins for your organizational needs. A second bedroom with its own 4-piece ensuite provides comfort and privacy for guests, while a dedicated office space caters to those who work from home. The walk-out basement is a true entertainment haven, featuring a game area and wet bar, ideal for hosting friends while cheering on your favorite team. The recreational room is perfect for cozy family movie nights, complemented by three additional spaciou...

Family room 19.25 Ft x 17.58 Ft

Recreational, Games room 20.58 Ft x 13.50 Ft

Bedroom 12.00 Ft x 11.67 Ft

Other 8.33 Ft x 5.00 Ft

4pc Bathroom 10.92 Ft x 4.83 Ft

Bedroom 12.17 Ft x 12.00 Ft

3pc Bathroom 11.00 Ft x 9.00 Ft

Furnace 15.17 Ft x 7.58 Ft

Living room 15.25 Ft x 14.33 Ft

Family room 12.67 Ft x 10.00 Ft

Sunroom 13.00 Ft x 9.58 Ft

Kitchen 15.17 Ft x 11.50 Ft

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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**Other** 8.00 Ft x 4.92 Ft

**Bedroom** 14.83 Ft x 8.67 Ft

**Other** 10.50 Ft x 8.50 Ft

**Storage** 14.42 Ft x 13.67 Ft

**Dining room** 13.33 Ft x 12.75 Ft

**Breakfast** 15.42 Ft x 10.00 Ft

**Primary Bedroom** 17.08 Ft x 13.50 Ft