



## 22 Signature Manor Calgary Alberta

\$597,000

Nestled in one of the most sought-after spots within Manor Villas of Signature Park Estates, this beautifully maintained bungalow villa backs directly onto a walking path and is surrounded by mature trees - offering a private, peaceful setting. This home features a bright and airy layout thanks to its southern exposure and abundant windows bringing in the natural light. With 1,261 sqft of main-floor living, you'll appreciate the spacious vaulted ceilings enhancing the open living & dining room, functional kitchen & front bedroom (perfect as a second bedroom or home office). The generously sized primary bedroom includes both a walk-in closet and a second closet, plus a 3-piece ensuite. Downstairs, the fully finished basement offers a cozy family room with gas fireplace, an additional bedroom, full bath, and a versatile workshop/utility space - deal for hobbies or extra storage. Step outside to the south-facing deck, the perfect spot to relax or entertain, complete with a natural gas hookup for your BBQ. This adult (18+) complex is exceptionally well maintained. Enjoy the convenience of being just a short walk to shops, cafes, restaurants, the C-Train, and major roadways. This is a rare opportunity to own a villa in a truly special location - come see it in person to fully appreciate all it has to offer! (id:6769)

Family room 21.67 Ft x 24.58 Ft

Bedroom 10.08 Ft x 15.50 Ft

4pc Bathroom 10.08 Ft x 4.92 Ft

Workshop 13.67 Ft x 15.75 Ft

Living room/Dining room 13.33 Ft x 22.42 Ft

Kitchen 10.75 Ft x 12.92 Ft

Breakfast 10.50 Ft x 10.00 Ft

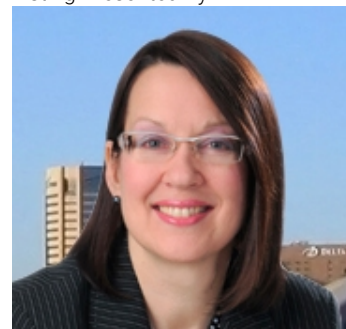
Primary Bedroom 11.75 Ft x 19.75 Ft

3pc Bathroom 8.58 Ft x 5.58 Ft

Bedroom 9.25 Ft x 13.00 Ft

4pc Bathroom 4.92 Ft x 8.50 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<https://kristabortoluzzi.com/>

**RE/MAX**

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(CENTRAL)**

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