



# 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:\*\***

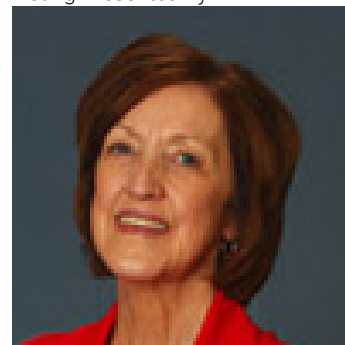
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3pc Bathroom 2.54 M x 1.99 M  
Bedroom 3.04 M x 3.66 M  
Recreational, Games room 4.20 M x 4.48 M  
Storage 1.67 M x 4.73 M  
Furnace 1.75 M x 2.12 M  
2pc Bathroom 1.58 M x 1.40 M

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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Power Properties

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REALTY

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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