



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...****

Listing Presented By:



Originally Listed by:
Power Properties

<http://www.EliteYYC.ca>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

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.

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