



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

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Listing Presented By:



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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