



## 351 Signature Court Calgary Alberta

\$787,500

Welcome to this wonderful 3 bedroom 3 bath bungalow villa located in the highly desirable complex of Georgian Bay Manors in the neighbourhood of Signal Hill. This beautiful villa offers a perfect blend of comfort and luxury in a spacious layout. The large and inviting entrance way leads you to the generous dining room; flowing to the bright and open kitchen and inviting living room with gas fireplace and direct access to your sunny west facing deck. The deck is the perfect spot for enjoying your morning coffee or hosting summer barbecues with friends and family. The main floor also boasts a large kitchen with modern appliances, large island with eating nook, granite counter tops and ample storage space; perfect for intimate meals and entertaining with loved ones. The master bedroom is located on the main floor and offers a tranquil retreat with its spacious layout and large windows. Included is a walk-in closet and 5 piece ensuite bath with jetted soaker tub. The main floor is further supported by a 2 piece powder room PLUS main floor laundry room! The lower level features two good sized bedrooms, a full 4 piece bathroom and a spacious rec room and family room with gas fireplace that's perfect for entertaining or relaxing. There is also a storage area underneath the stairs with additional storage space in the utility room. Located in a prime neighbourhood, this villa offers easy access to a range of amenities, including schools, parks, C-Train and shopping centres. Don't miss out on this amazing opportunity to own your dream home in the very welcoming and well managed community at Georgian Bay Manors! (id:6769)

Family room 20.08 Ft x 18.33 Ft

Recreational, Games room 16.33 Ft x 11.50 Ft

Bedroom 14.25 Ft x 12.67 Ft

Bedroom 12.92 Ft x 12.58 Ft

Other 6.25 Ft x 3.58 Ft

4pc Bathroom 12.50 Ft x 4.92 Ft

Storage 5.67 Ft x 4.00 Ft

Furnace 19.42 Ft x 16.33 Ft

Kitchen 14.00 Ft x 13.00 Ft

Dining room 13.08 Ft x 12.08 Ft

Primary Bedroom 16.42 Ft x 12.92 Ft

Other 8.00 Ft x 7.42 Ft

5pc Bathroom 9.92 Ft x 9.75 Ft

Foyer 13.00 Ft x 6.75 Ft

Other 7.75 Ft x 3.50 Ft

Laundry room 6.58 Ft x 6.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Living room 20.50 Ft x 17.50 Ft

2pc Bathroom 7.00 Ft x 5.33 Ft