



100 Signature Way Calgary Alberta

\$749,900

Set within Signal Hill Estates, this beautifully updated executive-style home blends comfort, quality, and thoughtful upgrades throughout. With extensive improvements already completed, this is a residence you can move into and enjoy from day one. The main floor offers an open and inviting layout designed for both everyday living and entertaining. Tiled flooring runs through the entry, kitchen, and dining areas, while warm hardwood anchors the living room, where a gas fireplace creates a welcoming focal point. At the heart of the home is a custom-designed kitchen built with exceptional attention to detail. Full ceiling-height cabinetry provides abundant storage and incorporates soft-close doors and drawers, built-in recycling and garbage, spice storage, and under-cabinet lighting. Premium appliances include a Sub-Zero refrigerator and Monogram gas range with grill, along with a built-in oven and microwave/speed oven. Granite countertops, a subway tile backsplash, custom hood fan, and a generous island complete a space that is both highly functional and beautifully finished. The adjoining dining area opens directly onto a private deck with gas BBQ hookup, creating the perfect setting for summer evenings and outdoor dining. The living room offers a comfortable gathering space centred around the fireplace. Upstairs, the spacious primary retreat provides a peaceful escape, featuring a large walk-in closet and access to a private south-facing balcony with downtown skyline views for much of the year. The renovated spa-inspired ensuite includes a freestanding soaker tub, dual vanity, heated towel rack, and a luxurious steam shower with rain head, body jets, and glass enclosure. The upper level also includes a second bedroom and a flexible bonus room that can easily serve as a home office, media room, or third bedroom. A full bathroom and convenient upper-floor laundry with LG...

Recreational, Games room 16.50 Ft x 14.58 Ft
 Bedroom 11.33 Ft x 9.92 Ft
 3pc Bathroom 8.25 Ft x 6.42 Ft
 Furnace 6.92 Ft x 6.33 Ft
 Foyer 12.00 Ft x 8.83 Ft
 Living room 16.00 Ft x 14.50 Ft

2pc Bathroom 5.00 Ft x 4.58 Ft
 Bonus Room 14.17 Ft x 12.50 Ft
 Primary Bedroom 19.00 Ft x 15.67 Ft
 5pc Bathroom 12.83 Ft x 8.92 Ft
 Other 10.58 Ft x 5.50 Ft
 Bedroom 12.25 Ft x 11.33 Ft

Listing Presented By:



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Dining room 12.17 Ft x 11.17 Ft

4pc Bathroom 8.83 Ft x 5.42 Ft

Kitchen 13.83 Ft x 9.83 Ft