



177 Signature Way Calgary Alberta

\$1,500,000

Open House Saturday March 22nd 2:00-4:00 With a big view of the city skyline and located in one of the most sought-after SW communities, Signal Hill, this custom executive style 2200+ ft² walkout bungalow with triple car garage is a must see! Welcoming you is an impressive, tiled, entryway with 14 ft high ceilings. But look just ahead and you will be drawn to majestic city views - day or night, they are breath taking. The main floor is a great mixture of an open floor plan kitchen, casual dining area and living room, perfect for entertaining. Just around the corner you will find a formal dining room perfect for holidays and family gatherings and a private quiet office which would make a perfect work from home space or a library. The entertainer's kitchen is the heart of this home. It is well appointed, with a large granite island, gas down draft stove, a stainless appliance package and plenty of storage including pantry. This is open concept space has a 3-sided natural gas fireplace separating the dining area from the living room. Both spaces feature floor to ceiling windows and the access to an elevated patio, to take in all the city views have to offer. The bedroom wing of the main floor has access to the triple front garage, mud room and laundry area. There is a large secondary bedroom and the main bath with water closet. The primary retreat not only includes the primary bedroom but also a large walk-in closet, an ensuite with double vanity, soaker tub, separate shower and another water closet and also the same floor to ceiling windows featured through the home and a door out to the deck. It is an amazing place to enjoy a coffee as the sun comes in the morning or shut down the day with views of the twinkling lights of the city. A grand curved staircase leads down to the lower family room where once again we are greeted with immaculate views of city. This o...

3pc Bathroom 10.58 Ft x 9.00 Ft

Bedroom 10.58 Ft x 15.42 Ft

Bedroom 17.00 Ft x 14.83 Ft

Recreational, Games room 45.92 Ft x 20.50 Ft

4pc Bathroom 11.17 Ft x 5.92 Ft

5pc Bathroom 12.58 Ft x 11.58 Ft

Bedroom 13.42 Ft x 11.25 Ft

Kitchen 11.58 Ft x 16.42 Ft

Living room 18.25 Ft x 18.67 Ft

Primary Bedroom 16.58 Ft x 17.17 Ft

Office 11.00 Ft x 12.75 Ft

Listing Presented By:



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RE/MAX Complete Realty

<http://patrickhospes.com/>

RE/MAX Realty Professionals

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