



24 Signature Point Calgary Alberta

\$1,095,000

With its quiet cul-de-sac location, sunny south-facing backyard, and thoughtful family-friendly layout, this is a home where everyday life feels just a little more special. Situated at the top of the hill and lovingly maintained by its original owners, this immaculate home offers generous living spaces, a thoughtful layout, and a wonderful opportunity for a new family to make it their own. From the moment you enter, soaring vaulted ceilings in the foyer and living room create an impressive sense of space, while a beautiful bay window fills the room with natural light. The formal dining room sets the stage for holiday celebrations and memorable family gatherings. At the heart of the home, the spacious kitchen features solid oak cabinetry, granite countertops, abundant storage, and a casual dining nook with access to the outdoors. Overlooking the sunken family room with its wood-burning fireplace and built-in cabinetry, this inviting space is where everyday life unfolds, from family dinners to cozy evenings together. A main-floor den with built-in desk and cabinetry provides a quiet spot for working from home or homework. Upstairs, you'll find three bedrooms, including a spacious primary suite with a private balcony, walk-in closet, and ensuite. The two additional bedrooms are ideal for children and share a family bathroom with dual sinks, making busy mornings a little easier. An open loft overlooking the living room offers a flexible space for a teen retreat, playroom, creative studio, or second home office. The fully developed basement adds even more room for family life, with a recreation room featuring a fireplace, a flexible games or fitness area, a den lined with bookshelves, a fourth bedroom, and a bathroom. Outside, the south-facing backyard is designed for making memories, with a covered deck, tiered brick patio, fire pit, and stone retaining wall creating i...

Recreational, Games room 21.83 Ft x 12.25 Ft

Other 12.42 Ft x 10.67 Ft

Den 11.75 Ft x 11.33 Ft

Storage 10.58 Ft x 6.83 Ft

Storage 8.83 Ft x 7.17 Ft

Furnace 15.00 Ft x 9.00 Ft

Dining room 13.00 Ft x 10.33 Ft

Family room 15.83 Ft x 12.83 Ft

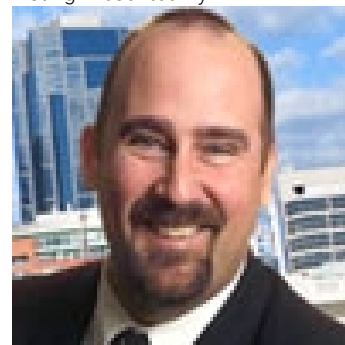
Kitchen 13.92 Ft x 13.17 Ft

Breakfast 13.00 Ft x 10.67 Ft

Other 8.75 Ft x 8.50 Ft

Den 14.08 Ft x 9.00 Ft

Listing Presented By:



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RE/MAX House of Real Estate

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RE/MAX Realty Professionals

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Bedroom	12.67 Ft x 9.33 Ft	2pc Bathroom	5.25 Ft x 5.17 Ft
4pc Bathroom	9.08 Ft x 4.83 Ft	Bonus Room	13.00 Ft x 9.67 Ft
Foyer	8.67 Ft x 7.42 Ft	Primary Bedroom	15.75 Ft x 13.42 Ft
Living room	14.67 Ft x 13.00 Ft		