



77 Signature Close Calgary Alberta

\$1,034,900

An outstanding family home in the desirable area of Signature Park in Signal Hill. Just a short walk to Sirocco C-train station, West Market Square, Westside Rec Centre and Ernest Manning High School. *** This impressive property exudes luxury with its deep baseboards, crown molding, solid core interior doors, exquisite door trim and hardware. You'll find solid hardwood flooring throughout the main floor, stairs, and entire upper level. A French inspired kitchen with wood cabinet doors, stone counters and upgraded stainless steel appliances, fitted with custom features like a chef's gas stove, farmhouse sink, an instant hot water tap and filtered cold water tap. Patio doors from the kitchen lead out to a spacious brick-tiled deck with pergola and plenty of space for bbq'ing, dining, and lounging. The family room with picture window looks out to the private backyard. At the front of the home, you will find a beautiful formal dining/living room looking out to the beautifully landscaped front yard. Also on the main floor there is a half- bathroom and a laundry/mudroom leading to the double attached garage.*** On the upper floor, you will find the vast master bedroom suite with shuttered windows, a custom-built walk-in closet and luxurious ensuite bathroom with a spa tub and walk in shower. There are two large children's bedrooms on this floor, both with custom sheer/blackout cellular blinds, and a nicely finished family bathroom with quartz countertop vanity.*** In the basement you'll find a large rec room with a custom shelving unit separating the two areas, which could be utilized in a variety of ways. A fourth bedroom with spacious walk-in closet and the third full bathroom are on this level. Plus a large storage/craft room with utility sink.*** This well-kept property is updated with aluminum clad vinyl windows throughout, an air-conditioning unit (2018), new furn...

Primary Bedroom 15.58 Ft x 15.25 Ft
 4pc Bathroom 10.67 Ft x 9.92 Ft
 Other 9.92 Ft x 6.92 Ft
 Other 5.17 Ft x 4.75 Ft
 Bedroom 13.25 Ft x 9.92 Ft
 Bedroom 10.92 Ft x 9.92 Ft

3pc Bathroom 8.92 Ft x 6.92 Ft
 Recreational, Games room 13.58 Ft x 30.17 Ft
 Living room 11.08 Ft x 10.67 Ft
 Dining room 11.08 Ft x 10.50 Ft
 Kitchen 14.17 Ft x 13.08 Ft
 Family room 13.58 Ft x 13.08 Ft

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4pc Bathroom 8.75 Ft x 7.25 Ft

Bedroom 12.92 Ft x 12.83 Ft

Other 5.17 Ft x 4.75 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Laundry room 8.42 Ft x 7.08 Ft