



THE
A-TEAM

**RE/MAX
FIRST**

5 SIGNATURE Point, Calgary T3H 2Y2

MLS® #: **A2140342**

Area: **Signal Hill**

Listing Date: **06/14/24**

List Price: **\$949,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1994**

Finished Floor Area

Abv Sqft: **2,124**
Low Sqft:
Ttl Sqft: **2,124**

DOM

14
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **5,371 sqft**
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Lawn,Low Maintenance Landscape,Level,Views**
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener**

Utilities and Features

Roof: **Clay Tile**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Refrigerator,Stove(s),Window Coverings**
Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	20`2" x 18`4"	Kitchen	Main	12`8" x 12`4"
Pantry	Main	3`3" x 1`8"	Breakfast Nook	Main	10`3" x 5`8"
Family Room	Main	18`6" x 14`1"	Foyer	Main	8`9" x 5`7"
Office	Main	11`7" x 9`10"	2pc Bathroom	Main	9`10" x 4`11"
Bedroom - Primary	Main	18`1" x 11`7"	4pc Ensuite bath	Main	10`1" x 5`11"
Bedroom	Main	10`11" x 9`9"	Bedroom	Main	12`1" x 10`4"
3pc Bathroom	Main	10`11" x 4`11"	Game Room	Basement	32`9" x 17`2"
Other	Basement	14`5" x 13`10"	Wine Cellar	Basement	6`1" x 4`1"
Storage	Basement	5`1" x 4`7"	Furnace/Utility Room	Basement	18`9" x 16`11"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-C1

9012425

Remarks

Pub Rmks: **Welcome to this executive custom built 2-storey home plus full basement on a large corner lot in prestigious Signal Hill. Conveniently located within walking distance to a number of schools, LRT, multiple stores and other amenities. As you enter the home, you are met with a bright and open floor plan with soaring vaulted ceilings with light pooling in from multiple skylights and windows. This beautiful home has been thoughtfully updated throughout the years for a modern feel. Ceramic tile floors guide you through to a large living and dining room with a custom designed feature wall separating the kitchen from the living and dining area - perfect for entertaining friends and family. The gourmet kitchen is complete with high-end stainless steel appliances featuring Miele gas range and dishwasher. Granite counters, a tile backsplash and ample cabinet space provide a perfect setting for preparing meals. The kitchen also includes a breakfast area with a door that leads out to a beautifully landscaped backyard. An underground sprinkler system, a large wood deck, privacy screen, brick patio and walkway makes for elegant outdoor entertaining. A tiled gas fireplace is a main feature of this large family room open to the kitchen. The window off of this room brings the outdoor inside with a view of the backyard and patio area. Adjacent to the family room is a large den perfect for a home office or bedroom. The main floor is completed with a 2-piece powder and laundry room. The staircase leads up to a luxurious primary bedroom with a walk-in closet and a 4-piece spa-like ensuite complete with a rain shower. Two good sized bedrooms with ample closet space and a luxurious 3-piece bathroom complete this floor. The fully finished basement comes equipped with a large recreation room with a built-in pantry as well as an additional flex space located next to a modern wine cellar. The basement boasts ample storage space with an upgraded mechanical room that includes a gas hot water tank and furnace, installed 2 years ago. This home has been extremely well taken care of over the years with new windows and doors. Pride of ownership is very evident throughout this house. Located within 10 minutes driving distance to downtown and a short drive to the scenic Rocky Mountains via the new ring road. Perfect for a growing family or someone who wants to enjoy the benefits of living in a luxurious home in a prestigious area. Exceptional Value!**

Inclusions: **Refrigerator, Stove, Dishwasher, Hoodfan, All Window Coverings, Garage Door Opener with Controls, Alarm system plus attachments**
 Property Listed By: **Greater Property Group**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











