



THE
A-TEAM

**RE/MAX
FIRST**

328 SIGNATURE Court, Calgary T3H 3H9

MLS®#: **A2158491** Area: **Signal Hill** Listing Date: **08/16/24** List Price: **\$765,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **3,864 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,278**
 Low Sqft:
 Ttl Sqft: **1,278**

DOM

33
Layout
 Beds: **2 (1 1)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow,Side by Side**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Fruit Trees/Shrub(s),Garden,Underground Sprinklers**
 Park Feat: **Double Garage Attached,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Balcony,BBQ gas line,Garden** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Oven,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Recessed Lighting,Soaking Tub,Storage,Vinyl Windows,Wired for Sound**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`5" x 13`4"	Kitchen	Main	12`0" x 12`0"
Dining Room	Main	13`4" x 11`10"	Breakfast Nook	Main	12`5" x 9`8"
Bedroom - Primary	Main	14`7" x 12`4"	5pc Ensuite bath	Main	9`10" x 8`2"
Foyer	Main	8`0" x 4`11"	2pc Bathroom	Main	5`5" x 4`7"
Family Room	Basement	21`10" x 14`5"	Den	Basement	14`1" x 13`0"
Bedroom	Basement	16`1" x 12`1"	3pc Bathroom	Basement	8`0" x 4`11"

Laundry	Basement	20`1" x 9`5"	Storage Legal/Tax/Financial	Basement	5`3" x 4`11"
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Condo Fee: \$305		Title: Fee Simple		Zoning: R-C2	
		Fee Freq: Monthly			

Legal Desc:	9412726		Remarks		
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Pub Rmks: **Welcome to this wonderful 2 bedroom 3 bath walkout bungalow villa located in the highly desirable complex of Georgian Bay Manors in the neighbourhood of Signal Hill. This beautiful villa offers a perfect blend of comfort and luxury, with a spacious layout and a prime location backing onto a park-like private green space. The spacious and inviting entrance way leads you to the large dining room; flowing to the bright and open kitchen and inviting living room with gas fireplace and direct access to your sunny south facing deck. The deck is the perfect spot for enjoying your morning coffee or hosting summer barbecues with friends and family. The main floor also boasts a large kitchen with modern appliances, large island with eating nook, granite counter tops and ample storage space; perfect for intimate meals and entertaining with loved ones. The master bedroom is located on the main floor and offers a tranquil retreat with its spacious layout and large windows. Included are his and her's closets and 5 piece ensuite bath with soaker tub. The main floor is further supported by a 2 piece powder room PLUS is wired for sound with built-in ceiling speakers throughout! The lower walkout level features an office / den space with generous built-ins, an additional bedroom, a full 3 piece bathroom and a spacious family room with gas fireplace that's perfect for entertaining or relaxing. The walkout basement leads directly to a beautiful backyard that offers easy access to the park and your lower patio. There is also a large storage area in the utility room. Located in a prime neighbourhood, this villa offers easy access to a range of amenities, including schools, parks, C-Train and shopping centres. Recent upgrades include: newer vinyl windows, new awning, epoxy coating on garage floor, new furnace and hot water tank. Don't miss out on this amazing opportunity to own your dream home in the very welcoming and well managed community at Georgian Bay Manors!**

Inclusions:	n/a
Property Listed By:	CIR Realty

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









328 SIGNATURE COURT SW
 SICK MANAGEMENT TRADING - CALGARY AB
 MAIN LEVEL (AG) - 1278.22 Sq Ft / 118.75 m²
 TOTAL ABOVE GRADE (AG) SIZE - 1278.22 Sq Ft / 118.75 m²
 BASEMENT DEVELOPED AREA (BG) - 984.78 Sq Ft / 92.41 m²
 BASEMENT UNDEVELOPED AREA (BU) - 200.33 Sq Ft / 23.29 m²
 TOTAL AGRG AREA - 2523.33 Sq Ft / 236.41 m²

