



THE
A-TEAM

**RE/MAX
FIRST**

77 SIGNATURE Close, Calgary T3H 2V7

MLS®#: **A2162907** Area: **Signal Hill** Listing Date: **09/04/24** List Price: **\$1,034,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1991**
Lot Information
 Lot Sz Ar: **5,769 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,136**
 Low Sqft:
 Ttl Sqft: **2,136**

DOM

14
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Gazebo,Underground Sprinklers**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Clay Tile**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

Construction: **Stucco**
 Flooring: **Hardwood,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garburator,Gas Range,Instant Hot Water,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Bookcases,Chandelier,Closet Organizers,Crown Molding,Granite Counters,Jetted Tub,Kitchen Island,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	15`7" x 15`3"	4pc Ensuite bath	Second	10`8" x 9`11"
Walk-In Closet	Second	9`11" x 6`11"	Walk-In Closet	Second	5`2" x 4`9"
Bedroom	Second	13`3" x 9`11"	Bedroom	Second	10`11" x 9`11"
4pc Bathroom	Second	8`9" x 7`3"	Bedroom	Basement	12`11" x 12`10"
Walk-In Closet	Basement	5`2" x 4`9"	3pc Bathroom	Basement	8`11" x 6`11"
Living Room	Main	11`1" x 10`8"	Dining Room	Main	11`1" x 10`6"

Kitchen
2pc Bathroom
Game Room

Main
Main
Basement

14`2" x 13`1"
4`11" x 4`11"
13`7" x 30`2"

Family Room
Laundry

Main
Main

13`7" x 13`1"
8`5" x 7`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8911930

Zoning:
R-C1

Remarks

Pub Rmks:

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 furnace (2019) and water-softener. The spacious private backyard looks on to established trees and a community green space, and the maintained lawns front and back have an underground lawn sprinkler system. Topped with the fact there is a clay-tile roof, this property provides homeowners very little upkeep and maintenance. Don't miss out on the opportunity to make this your right move!**

Inclusions:
Property Listed By:

TV and AV receiver in family room. TV in master bedroom.
2% Realty

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