



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**137 SIGNATURE Close, Calgary T3H 2V6**

MLS®#: **A2171398**

Area: **Signal Hill**

Listing Date: **10/15/24**

List Price: **\$1,590,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1991**

Finished Floor Area

Abv Sqft: **2,438**

Low Sqft:

Ttl Sqft: **2,438**

DOM

**36**

Layout

Beds: **5 (2 3 )**

Baths: **4.5 (4 1)**

Style: **Bungalow**

Lot Information

Lot Sz Ar: **8,266 sqft**

Lot Shape:

Parking

Ttl Park: **3**

Garage Sz: **3**

Access:

Lot Feat:

**Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Low Maintenance  
Landscape,Landscaped,Level,Street Lighting,Views**

Park Feat:

**Driveway,Garage Door Opener,Garage Faces Side,Triple Garage Attached,Workshop in Garage**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Microwave,Oven,Range Hood,Refrigerator,Washer**  
Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`3" x 14`4"
Sunroom/Solarium	Main	13`0" x 9`7"
Dining Room	Main	13`4" x 12`9"
Bedroom - Primary	Main	17`1" x 13`6"
5pc Ensuite bath	Main	13`0" x 8`5"
4pc Ensuite bath	Main	10`6" x 4`10"

Room	Level	Dimensions
Family Room	Main	12`8" x 10`0"
Kitchen	Main	15`2" x 11`6"
Breakfast Nook	Main	15`5" x 10`0"
Walk-In Closet	Main	9`2" x 6`7"
Bedroom	Main	11`0" x 10`0"
Foyer	Main	7`0" x 6`10"

<b>Mud Room</b>	Main	10`0" x 5`0"	<b>Den</b>	Main	10`0" x 5`0"
<b>Laundry</b>	Main	8`1" x 7`6"	<b>2pc Bathroom</b>	Main	7`4" x 4`4"
<b>Family Room</b>	Basement	19`3" x 17`7"	<b>Game Room</b>	Basement	20`7" x 13`6"
<b>Bedroom</b>	Basement	12`0" x 11`8"	<b>Walk-In Closet</b>	Basement	8`4" x 5`0"
<b>4pc Ensuite bath</b>	Basement	10`11" x 4`10"	<b>Bedroom</b>	Basement	12`2" x 12`0"
<b>Walk-In Closet</b>	Basement	8`0" x 4`11"	<b>Bedroom</b>	Basement	14`10" x 8`8"
<b>Other</b>	Basement	10`6" x 8`6"	<b>Storage</b>	Basement	14`5" x 13`8"
<b>3pc Bathroom</b>	Basement	11`0" x 9`0"	<b>Furnace/Utility Room</b>	Basement	15`2" x 7`7"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **9011206**

Zoning: **R-CG**

Remarks

Pub Rmks: **Welcome to this stunning luxury bungalow in the coveted Signal Hill community, where modern elegance meets classic charm. As you approach the home, you'll appreciate the convenience of a triple car garage and the inviting curb appeal that sets the tone for what lies inside. Step through the front door and immediately feel at home in the thoughtfully designed layout with multiple upgrades including radiant in floor heating, recently installed boiler, a stunning feature wall, and much more. To your right, the formal living room beckons, perfect for cozy evenings with friends by the warm glow of the fireplace. Natural hardwood floors seamlessly flow throughout the main level, enhancing the home's sophisticated yet welcoming atmosphere. The open-concept design leads you from the living area into the dining space, creating an ideal setting for both intimate dinners and entertaining larger gatherings. The kitchen is a chef's dream, drenched in natural light and featuring high-end appliances, including a gas stove and stunning granite countertops. Large windows frame breathtaking views, ensuring that the beauty of the outdoors is always a part of your daily experience. A charming sitting area off the kitchen invites you to savor morning sunrises or unwind with a good book in the evenings. The expansive primary suite offers a tranquil retreat, complete with a spa-like ensuite bathroom and a generous walk-in closet featuring custom built-ins for your organizational needs. A second bedroom with its own 4-piece ensuite provides comfort and privacy for guests, while a dedicated office space caters to those who work from home. The walk-out basement is a true entertainment haven, featuring a game area and wet bar, ideal for hosting friends while cheering on your favorite team. The recreational room is perfect for cozy family movie nights, complemented by three additional spacious bedrooms, one with an ensuite, ensuring ample accommodation for family and guests alike. Outside, the low-maintenance backyard is designed for ease, featuring tiled pavement perfect for storing a smaller trailer, alongside tasteful shrubs and frequent visits from local deer. With over 4,000 square feet of luxurious living space, this home is a wonderful haven for families. Located in the prestigious Signal Hill neighborhood, you'll benefit from access to elite schools and a wealth of nearby amenities, making this home not just a residence, but a lifestyle choice. Welcome to your dream home!**

Inclusions: **Refrigerator, Dishwasher, Range Hood, Microwave, Oven, bar Fridge, Washer, Dryer, 2 Garage door opener with controls, Ceiling Fan, Water Softener, Vacuum System plus attachments, Car lift in the garage, A/C Unit**

Property Listed By: **Greater Property Group**

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

















