



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**351 SIGNATURE Court, Calgary T3H 3H9**

MLS®#: **A2190294**      Area: **Signal Hill**      Listing Date: **01/28/25**      List Price: **\$795,000**  
 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: **1997**  
Lot Information  
 Lot Sz Ar: **4,348 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Interior Lot, Street Lighting, Underground Sprinklers, Rectangular Lot**  
 Park Feat: **Double Garage Attached**

DOM

**4**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Side by Side, Villa**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Pine Shake**      Construction: **Stucco, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Awning(s), Balcony**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Central Vacuum, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>20`6" x 17`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`0" x 13`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`1" x 12`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`5" x 12`11"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>8`0" x 7`5"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>9`11" x 9`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>13`0" x 6`9"</b>	<b>Mud Room</b>	<b>Main</b>	<b>7`9" x 3`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`7" x 6`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>7`0" x 5`4"</b>
<b>Family Room</b>	<b>Basement</b>	<b>20`1" x 18`4"</b>	<b>Game Room</b>	<b>Basement</b>	<b>16`4" x 11`6"</b>

**Bedroom**  
**Walk-In Closet**  
**Storage**

**Basement**  
**Basement**  
**Basement**

**14`3" x 12`8"**  
**6`3" x 3`7"**  
**5`8" x 4`0"**

**Bedroom**  
**4pc Bathroom**  
**Furnace/Utility Room**

**Basement**  
**Basement**  
**Basement**

**12`11" x 12`7"**  
**12`6" x 4`11"**  
**19`5" x 16`4"**

Legal/Tax/Financial

Condo Fee:  
**\$305**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-CG**

Legal Desc: **9412726**

Remarks

Pub Rmks: **Welcome to this wonderful 3 bedroom 3 bath 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 in a spacious layout. The large and inviting entrance way leads you to the generous dining room; flowing to the bright and open kitchen and inviting living room with gas fireplace and direct access to your sunny west 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 is a walk-in closet and 5 piece ensuite bath with jetted soaker tub. The main floor is further supported by a 2 piece powder room PLUS main floor laundry room! The lower level features two good sized bedrooms, a full 4 piece bathroom and a spacious rec room and family room with gas fireplace that's perfect for entertaining or relaxing. There is also a storage area underneath the stairs with additional storage space 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. 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**











