

2pc Bathroom
Game Room

Main
Basement

16`2" x 16`2"
44`7" x 99`0"

Laundry

Main

27`8" x 23`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8911930

Zoning:
R-CG

Remarks

Pub Rmks: **Luxurious detached home in the sought-after Signature Park area in Signal Hill, with 4 bedrooms and 3.5 bathrooms. Offering exceptional craftsmanship and timeless elegance, this beautifully maintained property is just a short walk to Sirocco C-Train Station and West Market Square. With recreation and schools close by this is a truly unbeatable location! *** From the moment you step inside, you'll be captivated by the attention to detail throughout—deep baseboards, crown molding, solid core interior doors, and exquisite trim and hardware. The entire main floor, staircase, and upper level are finished with hardwood flooring, adding warmth and character to every space. The French-inspired kitchen is a chef's dream, featuring wood cabinetry, stone countertops, and premium stainless-steel appliances. Thoughtfully designed for both beauty and functionality, it boasts a gas range, farmhouse sink, instant hot water tap, and filtered cold water tap. Patio doors off the kitchen lead to a beautiful brick-tiled deck with pergola, perfect for outdoor dining, BBQs, and relaxing in your private backyard oasis. Adjacent to the kitchen, the inviting family room offers a picturesque view of the backyard, with travertine-tiled fireplace, and built in speakers, creating a perfect space to unwind. At the front of the home, the formal living and dining room showcase large windows overlooking the beautifully landscaped front yard—an elegant setting for entertaining. The main floor also includes a bespoke half-bathroom and a laundry/mudroom with direct access to the double attached garage. *** Upstairs, the grand primary suite is a true retreat, featuring shuttered windows, a custom-built walk-in closet, and a spa-inspired ensuite complete with a jetted tub and a walk-in shower. Two additional generously sized bedrooms—each with custom blackout cellular blinds—share a beautifully updated family bathroom with quartz countertops.*** The lower level offers endless possibilities with a large rec room featuring a custom shelving unit that creates flexible living spaces for a home theater, gym, or playroom. A spacious fourth bedroom with a walk-in closet and a third full bathroom make this level ideal for guests or extended family. Plus, there's an oversized storage/craft room with a utility sink—a great addition for hobbies or extra organization. *** The private backyard backs onto mature trees and a tranquil community green space, creating a peaceful and picturesque setting. Both the front and back yards are beautifully maintained with an underground sprinkler system for easy upkeep. *** Additional upgrades include: Aluminum-clad vinyl windows throughout; Air-conditioning (2018); New high-efficiency furnace (2019); Water softener system; Durable clay-tile roof for long-term low maintenance; In-floor heating master bathroom; Poly B removed throughout. Contact your favourite Realtor today to book your private viewing and see why this could be a smart move for you!**

Inclusions: **TV and AV receiver in family room. TV in master bedroom. Water Filtration under sink.**

Property Listed By: **2% Realty**

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