



GRASSROOTS
REALTY GROUP

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7 Signature Mews SW Calgary, Alberta

MLS # A2253338



\$1,049,900

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,140 sq.ft.	Age:	1991 (34 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Reverse Pie Shaped Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air
Floors:	Carpet, Vinyl
Roof:	Clay Tile
Basement:	Finished, Full, Walk-Out To Grade
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Bookcases, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

This 2115 sq.ft two storey home is ideally located in a quiet cul de sac in the sought after area of Signature Park. Close to parks, schools, shopping and transportation, this exceptionally well-maintained 4+1 bedroom home features a fully developed walk-out basement with a built-in wall unit that comes with a speaker system and components, a large south deck and patio with gas BBQ hook-ups, and a nicely landscaped yard. Special features of the home include upgraded kitchen and bathrooms with built-in appliances, main floor laundry, gourmet oak kitchen with corner pantry and island, two gas fireplaces, newer high efficiency furnace, two hot water tanks, stucco and brick exterior, and a tile roof. The home has been freshly painted throughout. The deck and Family Room offer a stunning City view. This fabulous family home is a must see.