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118 Signature Close SW Calgary, Alberta

MLS # A2254234



\$1,099,000

Division: Signal Hill Residential/House Type: Style: 2 Storey Size: 2,286 sq.ft. Age: 1989 (36 yrs old) **Beds:** Baths: 3 full / 1 half Garage: Double Garage Attached Lot Size: 0.13 Acre Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot, Treed Lot Feat:

Heating: Water: Forced Air Floors: Sewer: Carpet, Ceramic Tile, Vinyl Roof: Condo Fee: Clay Tile **Basement:** LLD: Full Exterior: Zoning: Stucco, Wood Frame R-CG Foundation: **Utilities: Poured Concrete**

Features: Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: In Basement: 2nd Fridge, 2nd Dishwasher, 2nd Microwave, 2nd Washer & Dryer; Shed

Open house November 15, 2pm-430pm...BEAUTIFUL 5 BDRM HOME | STYLISHLY RENOVATED | PROFESSIONALLY DEVELOPED WALK-OUT BASEMENT | GREAT ACCESS TO AMENITIES | This gorgeous home has been stylishly & meticulously renovated to include an abundance of modern & elegant selections showcased throughout…new luxury vinyl plank flooring on the main & upper levels, as well as the staircase; a brand new kitchen featuring an open layout with large central island, designer full height cabinetry, quartz countertops, undermount sink, pot lights & new fixtures…plus so much more! This desirable floor plan boasts a dramatic vaulted ceiling in the formal living & dining rooms, while the dining area opens to the kitchen…terrific for entertaining. Just off the kitchen is a charming breakfast nook providing access to the large, full width deck. The family room has a wood burning fireplace (with gas lighter) that is finished with a beautiful brick surround. Completing this main level is a private den & a laundry room with added cabinets & storage. Upstairs, the hallway offers a view of the formal front rooms & has ceiling detail with custom crown moulding. There are 3 generous sized bedrooms including the Master bedroom, also with crown moulding, with a renovated ensuite…gorgeous oversized vanity with dual sinks, stone countertop, huge custom tiled shower & soaker tub…plus a walk-in closet with built-in storage units. The walkout basement is fully finished…complete with a large wet bar, open games/rec room, 2 huge bedrooms each with a walk-in closet, 5pc bathroom with dual sinks & a second laundry room (washer & dryer included)! You will enjoy the sunny backyard that is fully fenced & landscaped with mature trees & shrubs, full width deck, patio & shed. Other recent renovations include: Brand new paint

throughout, knockdown ceiling in the living & kitchen areas, new garage door, deck replaced in 2023, hot H20 tank replaced in 2023, high efficiency furnace replaced in 2018…plus all the Poly B plumbing has been removed! Nestled in a quiet spot, yet close to parks, playgrounds, and schools…both private & public! This location also offers quick & easy access to the train station, downtown, an abundance of nearby shops, restaurants, services, the Westside Rec Centre & so much more…plus within an hour you can be in the foothills of the beautiful Rocky Mountains & Kananaskis…and Banff is just a little bit further! This home is vacant & available for a quick possession!