



GRASSROOTS
REALTY GROUP

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118 Signature Close SW
Calgary, Alberta

MLS # A2254234



\$1,149,900

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,286 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot, Treed		

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

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

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 H2O 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…and offers quick & easy access to an abundance of nearby shops, restaurants, services & so much more! This home is vacant & available for a quick possession!