

137 Signature Close SW
Calgary, Alberta

MLS # A2166761



\$1,685,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,439 sq.ft.	Age:	1991 (33 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Side, Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance		

Heating: Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Clay Tile

Condo Fee: -

Basement: Finished, Full, Walk-Out To Grade

LLD: -

Exterior: Stucco, Wood Frame

Zoning: R-C1

Foundation: Poured Concrete

Utilities: -

Features: Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wet Bar

Inclusions: Car lift in the garage, Refrigerator, Dishwasher, Range hood, Microwave, Oven, Bar Fridge, Washer, Dryer, (2) Garage Door Opener with control(s), Ceiling Fan, Water Softener, Vacuum System plus attachments, A/C unit

Welcome to this stunning luxury bungalow in the coveted Signal Hill community, where modern elegance meets classic charm. As you approach the home, you'll appreciate the convenience of a triple car garage and the inviting curb appeal that sets the tone for what lies inside. Step through the front door and immediately feel at home in the thoughtfully designed layout. To your right, the formal living room beckons, perfect for cozy evenings with friends by the warm glow of the fireplace. Natural hardwood floors seamlessly flow throughout the main level, enhancing the home's sophisticated yet welcoming atmosphere. The open-concept design leads you from the living area into the dining space, creating an ideal setting for both intimate dinners and entertaining larger gatherings. The kitchen is a chef's dream, drenched in natural light and featuring high-end appliances, including a gas stove and stunning granite countertops. Large windows frame breathtaking views, ensuring that the beauty of the outdoors is always a part of your daily experience. A charming sitting area off the kitchen invites you to savor morning sunrises or unwind with a good book in the evenings. The expansive primary suite offers a tranquil retreat, complete with a spa-like ensuite bathroom and a generous walk-in closet featuring custom built-ins for your organizational needs. A second bedroom with its own 4-piece ensuite provides comfort and privacy for guests, while a dedicated office space caters to those who work from home. The walk-out basement is a true entertainment haven, featuring a game area and wet bar, ideal for hosting friends while cheering on your favorite team. The recreational room is perfect for cozy family movie nights, complemented by three additional spacious bedrooms, one with an ensuite, ensuring ample accommodation for family and guests alike. Outside, the low-maintenance

backyard is designed for ease, featuring tiled pavement perfect for storing a smaller trailer, alongside tasteful shrubs and frequent visits from local deer. With over 4,000 square feet of luxurious living space, this home is a wonderful haven for families. Located in the prestigious Signal Hill neighborhood, you'll benefit from access to elite schools and a wealth of nearby amenities, making this home not just a residence, but a lifestyle choice. Welcome to your dream home!