

\$949,900 - 5 Signature Point Sw, Calgary

MLS® #A2140342

\$949,900

3 Bedroom, 3.00 Bathroom, 2,124 sqft

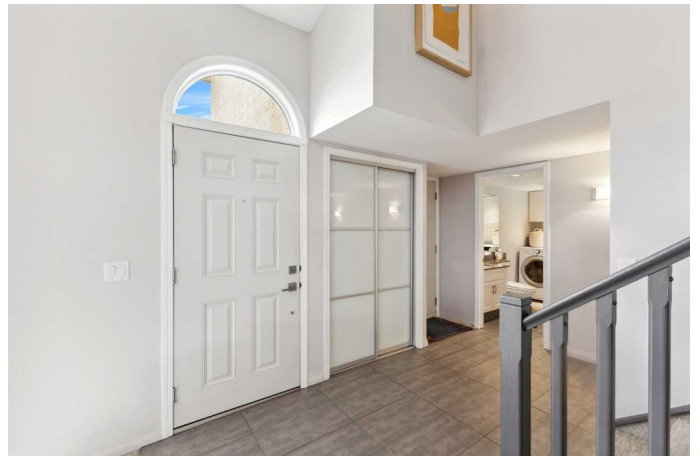
Residential on 0.12 Acres

Signal Hill, Calgary, Alberta

Welcome to this executive custom built 2-storey home plus full basement on a large corner lot in prestigious Signal Hill.

Conveniently located within walking distance to a number of schools, LRT, multiple stores and other amenities. As you enter the home, you are met with a bright and open floor plan with soaring vaulted ceilings with light pooling in from multiple skylights and windows. This beautiful home has been thoughtfully updated throughout the years for a modern feel.

Ceramic tile floors guide you through to a large living and dining room with a custom designed feature wall separating the kitchen from the living and dining area - perfect for entertaining friends and family. The gourmet kitchen is complete with high-end stainless steel appliances featuring Miele gas range and dishwasher. Granite counters, a tile backsplash and ample cabinet space provide a perfect setting for preparing meals. The kitchen also includes a breakfast area with a door that leads out to a beautifully landscaped backyard. An underground sprinkler system, a large wood deck, privacy screen, brick patio and walkway makes for elegant outdoor entertaining. A tiled gas fireplace is a main feature of this large family room open to the kitchen. The window off of this room brings the outdoor inside with a view of the backyard and patio area. Adjacent to the family room is a large den perfect for a home office or bedroom. The main floor is completed with a 2-piece powder and laundry room. The



staircase leads up to a luxurious primary bedroom with a walk-in closet and a 4-piece spa-like ensuite complete with a rain shower. Two good sized bedrooms with ample closet space and a luxurious 3-piece bathroom complete this floor. The fully finished basement comes equipped with a large recreation room with a built-in pantry as well as an additional flex space located next to a modern wine cellar. The basement boasts ample storage space with an upgraded mechanical room that includes a gas hot water tank and furnace, installed 2 years ago. This home has been extremely well taken care of over the years with new windows and doors. Pride of ownership is very evident throughout this house. Located within 10 minutes driving distance to downtown and a short drive to the scenic Rocky Mountains via the new ring road. Perfect for a growing family or someone who wants to enjoy the benefits of living in a luxurious home in a prestigious area. Exceptional Value!

Built in 1994

Essential Information

MLS® #	A2140342
Price	\$949,900
Sold Price	\$930,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,124
Acres	0.12
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	5 Signature Point Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2Y2

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Door Opener

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Lawn, Low Maintenance Landscape, Level, Views
Roof	Clay Tile
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	July 3rd, 2024
Days on Market	19
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Greater Property Group

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.