



**322 Signature Court SW  
Calgary, Alberta**

**MLS # A2283712**



**\$749,000**

<b>Division:</b>	Signal Hill	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	Attached-Side by Side, Bungalow	
<b>Size:</b>	1,564 sq.ft.	<b>Age:</b> 1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 3
<b>Garage:</b>	Double Garage Attached	
<b>Lot Size:</b>	0.10 Acre	
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, See Remarks	

<b>Heating:</b>	In Floor, Forced Air, Natural Gas
<b>Floors:</b>	Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stone, Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 305

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** none

Welcome to this wonderful 3 bedroom 3 bath bungalow villa located in the highly desirable complex of Georgian Bay Manors in the neighbourhood of Signal Hill. This beautiful villa offers a perfect blend of comfort and luxury in a spacious layout. The large and inviting entrance way leads you to the generous dining room; flowing to the bright and open kitchen and inviting living room with gas fireplace and direct access to your sunny west facing deck. The south facing deck is the perfect spot for enjoying your morning coffee or relaxing with friends and family. The main floor also features a large kitchen with Wolf gas range, Bosch dishwasher, large island with eating nook, granite counter tops and ample storage space; ideal for entertaining or family gatherings. The primary bedroom is located on the main floor and offers a peaceful retreat with its spacious layout and large windows. Included is a walk-in closet and 5 piece ensuite bath with jetted soaker tub. The main floor is further supported by a 4 piece powder room, den with built ins that could be converted back to a 4th bedroom! The lower level features two ample sized bedrooms, a full 4 piece bathroom and a spacious rec room and family room with gas fireplace that's perfect for entertaining or relaxing. Laundry room and a storage area with additional storage space in the utility room. Located in a prime neighbourhood, this villa offers easy access to a range of amenities, including schools, parks, C-Train and shopping centres. Don't miss out on this amazing opportunity to own your dream home in the very welcoming and well managed community at Georgian Bay Manors!