



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8 Signature Point SW
Calgary, Alberta

MLS # A2209299



\$974,900

Division:	Signal Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,065 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Flood Plain, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Vaulted Ceiling(s)		

Inclusions: Storage shed, garage door opener

Welcome to this original owner home located in one of the most sought after neighbourhoods, Signal Hill. This fine home features vaulted ceilings, large living and dining room with gleaming hardwood flooring. Gourmet kitchen with large island and nook overlooking the family room with cozy wood burning fireplace. There are three full bedrooms including the master bedroom which features a 5 piece en-suite bathroom. The basement has a huge recreation/party room with wet bar, a fourth bedroom and extra three piece full bathroom. Access to your sunny south facing deck off the kitchen nook takes you to your own backyard oasis featuring many fruit bearing trees and raised planters, great for gardening. Stucco exterior and tile roof for low maintenance living. Call today to view this fine home and make it your own.