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Calgary/Signal Hill

31 SIGNAL HILL WY SW

\$699,900

Detached

- Style:** 4 Lvl Split
- Bedrooms:** Above: 4 / Ttl: 4
- Bathrooms:** Full: 2 / Half: 1
- Rooms Above:** 10
- Floor Area:** 271 SqM / 2,914 SF
- Year Built:** 1988
- Taxes:** \$4,577 / 2016
- Possession:** 60 Days 07/24/2017 Negotiabl



Stunning 4 bedroom home in Signal View Estates. Upon entering this well appointed home you immediately notice the abundance of natural light. Cozy formal living area plus dining room located off of entrance area. Beautiful hardwood floors lead you to the renovated kitchen. Completing the main floor is an office area, an updated 2 piece bathroom and a separate laundry room. Off of the kitchen is an open family room with fireplace and a newly installed skylight with access to the west facing back yard. The top floor features 4 large bedrooms, a renovated bathroom with dual sinks, granite counter tops and much more. The master suite has 2 walk-in closets and a 5 piece ensuite with granite counter tops, heated floors, jetted tub and a separate shower. The bottom floor is a perfect play area, with an abundance of storage and large windows. Freshly painted throughout and brand new carpet. Property includes, air conditioning unit and underground irrigation system. Many more features. Won't last long.



Goods Included: Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings-All

Features: Air Conditioning-Central, Deck, No Smoking Home

Parking: Enclosed: 2 Total: 4 Double Garage Attached

