

**177 Signature Way SW**  
**Calgary, Alberta**

**MLS # A2200834**



**\$1,500,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,232 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Garage Faces Front, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Private, Sloped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Wet Bar		

**Inclusions:** None

\*\*\*Open House Sat and sun March 15 & 16 2:00-4:00\*\*\* With a 160' view of the city skyline and located in one of the most sought-after SW communities, Signal Hill, this custom executive style 2200 sqf walkout bungalow with triple car garage is a must see! Welcoming you is an impressive, tiled, entryway with 14 ft high ceilings. But look just ahead and you will be drawn to majestic city views &ndash; day or night, they are breath taking. The main floor is a great mixture of an open floor plan kitchen, casual dining area and living room, perfect for entertaining. Just around the corner you will find a formal dining room perfect for holidays and family gatherings and a private quiet office which would make a perfect work from home space or a library. The entertainer's kitchen is the heart of this home. It is well appointed, with a large granite island, gas down draft stove, a stainless appliance package and plenty of storage including pantry. This is open concept space has a 3-sided natural gas fireplace separating the dining area from the living room. Both spaces feature floor to ceiling windows and the access to an elevated patio, to take in all the city views have to offer. The bedroom wing of the main floor has access to the triple front garage, mud room and laundry area. There is a large secondary bedroom and the main bath with water closet. The primary retreat not only includes the primary bedroom but also a large walk-in closet, an ensuite with double vanity, soaker tub, separate shower and another water closet and also the same floor to ceiling windows featured through the home and a door out to the deck. It is an amazing place to enjoy a coffee as the sun comes in the morning or shut down the day with views of the twinkling lights of the city. A grand curved staircase leads down to the lower family room where once again we are greeted with immaculate views

of city. This open concept space has a 3-sided wood burning fireplace which flanks the games corner and the beautiful wet bar for hosting all your guest in style. This basement has ample room for a pool table or home gym so make it the leisure space you are looking for. In the lower level you will also find another 2 large bedrooms and 4-piece bath. This home sits on a 9500 sqf lot which out the back includes full hardscaping. There is a patio which is accessible from the lower level or via spiral staircase from the elevated deck. The tiered back yard is completed with paving stones and landscaping blocks creating more ways to enjoy the iconic Calgary skyline. With an amazing location, unparalleled views and a stunning floor plan this home is everything you may need&hellip; or want in a home. See it today