



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**8 Signature Point SW  
 Calgary, Alberta**

**MLS # A2209299**



**\$925,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.