



**Tao Guo**  
 SKYROCK  
 terryguo31@gmail.com  
 Cell: 403-828-6689

**Calgary/Signal Hill**

**3100 SIGNAL HILL DR SW**

**\$979,000**

Detached

- Style:** Bungalow
- Bedrooms:** Above: 2 / Ttl: 4
- Bathrooms:** Full: 3
- Rooms Above:** 6
- Floor Area:** 170 SqM / 1,831 SF
- Year Built:** 1999
- Taxes:** \$5,486 / 2017
- Possession:** Negotiable



Rare opportunity to own this well maintained walkout bungalow with stunning unobstructed mountain views! This beautiful home features 14' ceilings on the main floor which allows for the oversized windows, large kitchen with eating nook, large west facing balcony, formal dining room, tile flooring, main floor laundry room, large and bright master bedroom with walk-in closet and 5 piece ensuite with jetted tub, a second bedroom on the main floor plus a 4 piece bath. The basement is fully developed to include a large recreational area, 2 bedrooms, 4 piece bath, storage room, plus a hobby/workshop room. The back yard is wonderfully designed to be low maintenance and appealing. New central A/C in 2016, new hot water tank (2015), in floor heating system in basement. This home has loads of curb appeal and won't last long. Contact your agent today for a private viewing,



- Goods Included:** Air Cleaner-Electronic, Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Garburator, Microwave Hood Cover, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Conditioner, Window Coverings-All
- Features:** Air Conditioning-Central, Balcony, No Animal Home, No Smoking Home, Patio, Porch, Skylight, Sprinkler System-Underground, Swirlpool Bath (Jacuzzi), Wall Unit-Built-In
- Parking:** Enclosed: 2 Total: 4 Double Garage Attached, Over Sized

