



GRASSROOTS
REALTY GROUP

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2740 Signal Ridge View SW
Calgary, Alberta

MLS # A2315887



\$1,230,000

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,788 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Double Vanity, French Door, Granite Counters, Jetted Tub, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Elevated ridge lot living with unobstructed city views! Welcome to this impressive 3+1 bedroom, 3.5-bath home in the prestigious community of Signal Ridge, offering over 4,070 sq ft of total living space including a fully finished walkout basement, positioned on a prime ridge lot—perfect for families seeking an exceptional home in one of Calgary's most exclusive communities. Step inside and be welcomed by a airy 16'8" vaulted ceiling in the foyer extending into the Living room. The bright Living room features expansive windows flooding the space with natural light, while the adjacent formal Dining room provides an elegant setting for entertaining. The newer Kitchen features granite countertops, ample full-height cabinetry, stainless steel appliances, and generous counter space. The East-facing Family room, anchored by a gas fireplace and large windows framing unobstructed city views, creates a warm and inviting space perfect for relaxation and entertaining. From the Breakfast nook, step through the patio sliding door onto your full-width deck—perfectly positioned on the ridge with no neighbours in front, offering the ideal vantage point to enjoy morning coffee and soak in the stunning city views. A Den with built-in shelves completes the main level, offering the perfect space for a dedicated home office. A curved open riser staircase leads to the upper level, where a loft area provides excellent space for a reading retreat or additional home office overlooking the Living Room. The spacious Primary bedroom showcases unobstructed city views and features a spa-inspired 5-piece ensuite with granite countertops, double vanity, jetted tub, and walk-in closet. Two additional well-sized bedrooms provide excellent space, with one offering a cheater door to a 4-piece bathroom featuring double vanity and skylight. The fully finished walkout

basement is a retreat with sunny East-facing exposure and a massive Recreation room featuring a wood burning fireplace and wet bar—ideal for hosting gatherings. A 4th bedroom, versatile Flex room with French doors (easily convertible to a 5th bedroom), and 3-piece bath complete this level. Brand new carpet throughout the basement. Step outside to your partial fenced and landscaped 2-level backyard offering flexible outdoor living—the upper level features patio space and manicured lawn, while the lower level showcases a paving patio perfect for outdoor dining. Premium features include a durable tile roof, dual furnace and water tank systems, and double attached garage. Located in the prestigious Signal Ridge community, this elevated neighbourhood offers proximity to top-rated schools, Signal Hill Centre shopping and dining, Glenmore Park, and Westhills amenities. This is an extraordinary opportunity to own a home with commanding city views and exceptional ridge lot positioning in one of Calgary's most coveted Southwest communities!