



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2724 Signal Ridge View SW
Calgary, Alberta

MLS # A2334689



\$1,999,999

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,129 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Many Trees, Private		

Heating:	Fan Coil, In Floor, Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Playset in Backyard, Wine-Fridge, Desk Downstairs, Desk in Office.

INCREDIBLE CITY VIEWS, EXCEPTIONAL OUTDOOR LIVING, AND NEARLY 4,700 SQ FT OF DEVELOPED SPACE define this distinctive five-bedroom residence in an outstanding Signal Hill location. A striking stone and stucco exterior welcomes you into a bright main level where soaring ceilings, hardwood flooring, extensive millwork, stone feature walls, and dramatic architectural details create an unforgettable first impression. The impressive two-storey living room opens to the formal dining area and showcases magnificent beam detailing, expansive windows, and an abundance of natural light. At the heart of the home, the gourmet kitchen is designed for serious cooking and entertaining with extensive custom cabinetry, GRANITE COUNTERTOPS, a stainless steel backsplash, built-in dining space, and an exceptional appliance package featuring SUB-ZERO, MIELE, AND WOLF. Large windows frame the city skyline, while direct access to the expansive rear deck creates a seamless extension of the living space for outdoor dining and entertaining. A cozy family/TV room with a WOOD-BURNING FIREPLACE and a dedicated main-floor office complete this level. Upstairs, the primary suite is a true private retreat with room for a king-size bed and sitting area, a GAS FIREPLACE, PRIVATE BALCONY, and an incredible designer walk-in dressing room featuring extensive custom built-ins, cabinetry, hanging space, and a centre island. The spa-inspired five-piece ensuite features HIS-AND-HERS SEPARATE VANITIES, an air-jetted soaker tub, private water closet, and an oversized tiled STEAM SHOWER with beautiful mosaic detailing. Two additional generously sized bedrooms and a five-piece bathroom complete the upper floor. The fully developed WALKOUT LOWER LEVEL dramatically expands the living and entertaining space with an enormous recreation area,

wet bar with sink and beverage fridge, gas fireplace, room for a games table, two versatile flex rooms ideal for bedrooms, fitness, office, or hobby space, a three-piece bathroom, and abundant dedicated storage. Outdoor living is equally impressive with multiple spaces designed to take advantage of the home's setting and views. The beautiful private backyard offers an expansive lawn, mature landscaping, covered terrace, and an incredible children's playhouse and play area, while the upper deck provides an elevated vantage point overlooking the surrounding community and CITY SKYLINE. Completing the property is an OVERSIZED HEATED DOUBLE ATTACHED GARAGE with radiant in-floor heating, epoxy flooring, extensive cabinetry and workspace, additional depth, and substantial room for motorcycles, recreational equipment, or a home gym. Offering remarkable space, architectural character, privacy, and spectacular views, this is a truly special opportunity in one of Calgary's most established west-side communities!