

3170 Signal Hill Drive SW, Calgary, Alberta - \$1,048,900



Main Photo

Property Description

Open House: Saturday, September 20th, 2-5 PM. Discover this sophisticated two-story walkout home, offering over 3,373 square feet of refined living space and a triple garage with custom built cabinets. Situated in the desirable community of Signal Hill. The main floor features a spacious foyer and a large, dedicated office. The open-concept living area flows seamlessly, anchored by a bright kitchen with elegant



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granite countertops and an island breakfast bar. The adjacent large dining area offers direct access to the expansive, southwest-facing deck, complete with a newer power awning. The inviting living room has soaring ceilings, a stone gas fireplace, and large windows that frame views of the lush, treed backyard. The spacious formal dining room, laundry room, and a powder room complete the main floor. Upstairs, the grand primary bedroom is a true retreat, featuring mountain views and a five-piece ensuite with a jetted corner tub, double sinks, a vanity and a walk in closet. Across the open walkway, the upper level also includes two additional bedrooms and a four-piece bathroom. The lower level offers exceptional versatility with its open-concept living and games area, complete with a wet bar and a walkout to a large covered patio. This space can be secured, creating a private living area with potential for multi-generational living. The basement also includes 2 additional bedrooms-one currently utilized as a gym, a large storage room and two recently installed high-efficiency furnaces. This residence is a testament to sophisticated living in a prime location. It's an easy walk to the highly-regarded Battalion Park School, located on the same side of the street, ensuring a safe and simple commute for children. The home is also within walking distance of numerous parks, sports fields, hockey rink, pickleball courts and extensive shopping options. This exceptional property offers a rare combination of upscale living and unparalleled community amenities. Do not miss the opportunity to make this your new home.

REALTOR Referral



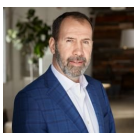
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