



THE
A-TEAM

**RE/MAX
FIRST**

5994 SIGNAL RIDGE Heights, Calgary T3H 2N7

MLS®#: **A2165520**

Area: **Signal Hill**

Listing Date: **09/13/24**

List Price: **\$919,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**
Lot Information
Lot Sz Ar: **4,800 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,218**
Low Sqft:
Ttl Sqft: **2,218**

DOM

6
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Garden,Landscaped,Many Trees,Private,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Entrance,Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`2" x 12`0"	Family Room	Main	15`8" x 13`5"
Kitchen	Main	14`6" x 12`0"	Dining Room	Main	14`1" x 9`0"
Breakfast Nook	Main	12`11" x 8`11"	Foyer	Main	9`0" x 6`9"
Bedroom	Main	13`2" x 9`2"	Laundry	Main	5`5" x 5`2"
2pc Bathroom	Main	5`7" x 4`9"	Bedroom - Primary	Second	16`9" x 13`1"

5pc Ensuite bath
 Bedroom
 Family Room
 Bedroom
 Storage
 Furnace/Utility Room

Second
 Second
 Basement
 Basement
 Basement
 Basement

10`9" x 8`3"
 9`11" x 9`0"
 26`4" x 12`0"
 17`5" x 11`8"
 8`5" x 5`2"
 17`6" x 14`11"

Bedroom
 4pc Bathroom
 Game Room
 Walk-In Closet
 3pc Bathroom

Second
 Second
 Basement
 Basement
 Basement

13`2" x 9`11"
 8`5" x 5`10"
 15`0" x 12`10"
 8`6" x 4`8"
 7`9" x 5`7"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **8710911**

Zoning:
R-C1

Remarks

Pub Rmks: **This well-maintained 2-storey home is located on a quiet street in the highly sought-after community of Signal Hill! The home is a short walk to 69 ST C-Train station, Westside Recreation Centre and great private and public schools: Ernest Manning High School, Rundie College, and Battalion Park School etc. Great open layout offers 2218 sqft above grade living space. Step inside you will be greeted by the soaring high-ceiling foyer and living room with abundance of natural lights pouring in from multiple south-facing windows. The living Room leads smoothly into the spacious formal dining room. The kitchen features ample cabinet, central island/breakfast bar, modern artificial marble counter tops and S/S appliances. Adjacent to the kitchen is the family room which overlooking the beautifully landscaped backyard. The wood burning fireplace with gas assist adds coziness to the space. The main floor office is a must-have to work from home (also can be used as the 4th bedroom). The bright breakfast nook leads outside to a spacious deck which is perfect for BBQ. Going up to the 2nd level, you will find your oversized master bedroom with a 5pc ensuite and a walk-in closet. The well updated ensuite has a free-standing tub, a separated walk-in shower & double vanity. 2 more generously sized bedrooms and a 4pc bathroom complete the 2nd level. The basement features another living room, a recreation room, 5th bedroom, a 3pc bathroom and a massive storage space. this home has been taken good care of, the renovations over the past decade include roofing, furnace, triple plane windows, hardwood, tile and carpet flooring and artificial marble counters. This home is close to all the amenities of Westhills and excellent schools, 10 minutes' drive to downtown, easy access to major routes and Stoney Trail. Don't miss the great opportunity and Book your private view today!**

Inclusions:
 Property Listed By: **none**
Skyrock

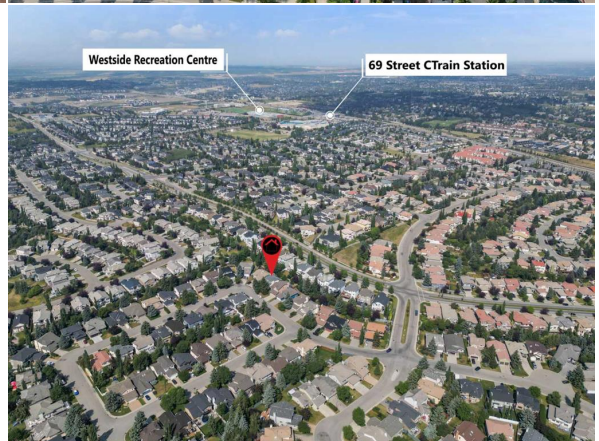
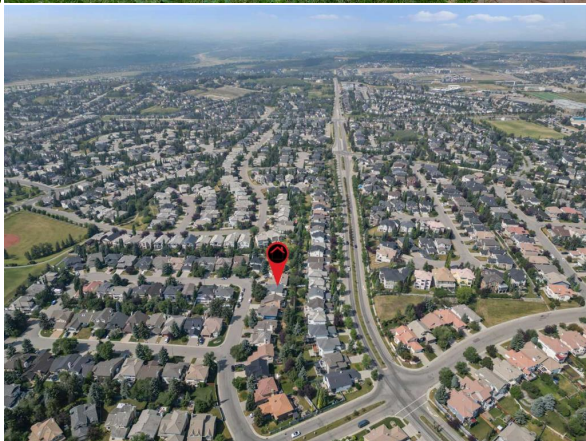
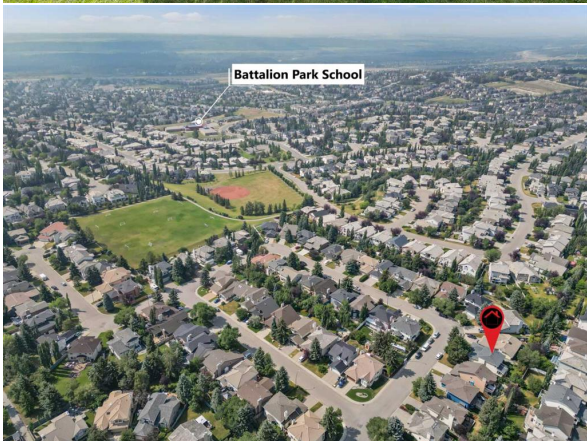
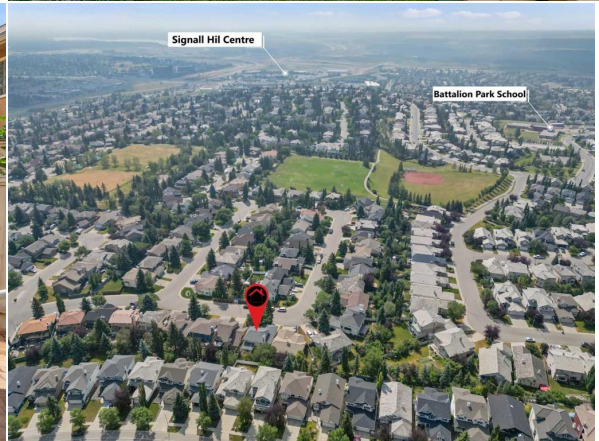
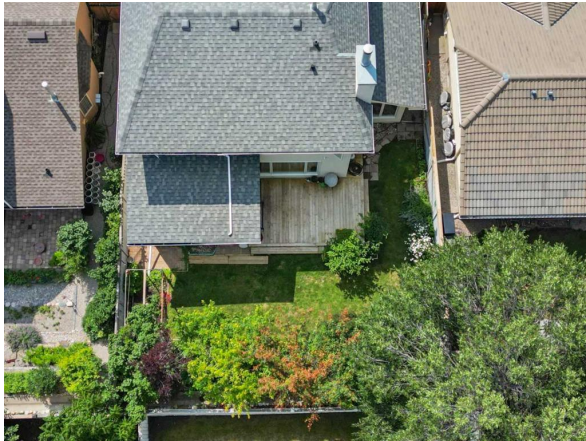
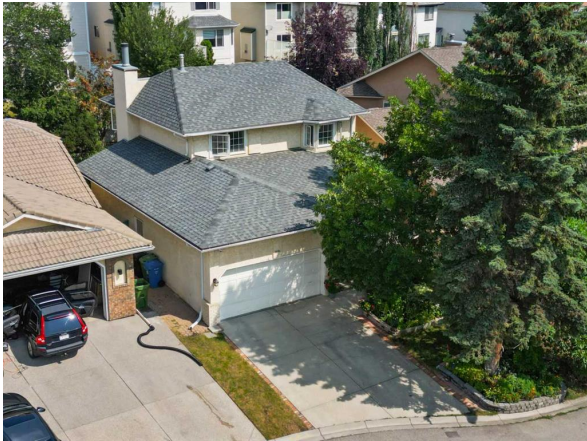
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

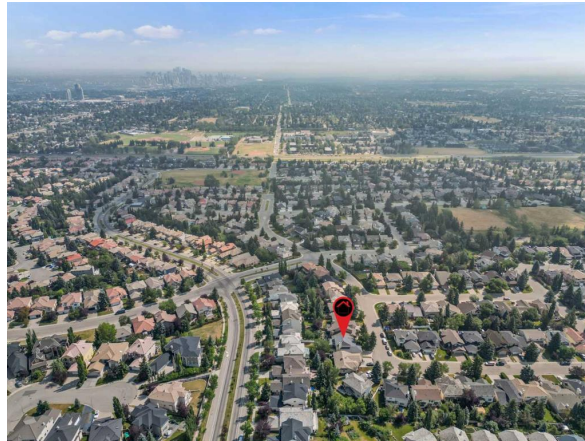












Upgrade List:

- 2014 - roofing,
- 2016 - Furnace,
- 2018 - windows, triple glass \$55K,
- 2019 - hardwood floor and carpet \$18K,
- 2020 - Artificial Marble counter for kitchen and bathroom \$8K,
- 2023 - water tank.