



THE
A-TEAM

**RE/MAX
FIRST**

5970 SIGNAL RIDGE Heights, Calgary T3H 2N7

MLS®#: **A2166250**

Area: **Signal Hill**

Listing Date: **09/20/24**

List Price: **\$1,195,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1987**

Lot Information

Lot Sz Ar: **5,489 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped,Underground Sprinklers**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,480**
Low Sqft:
Ttl Sqft: **2,480**

DOM

28
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Rubber**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Purifier,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Double Vanity,Kitchen Island,Pantry,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`8" x 10`1"	Living Room	Main	18`6" x 13`5"
Dining Room	Main	11`10" x 16`11"	Kitchen	Main	12`9" x 16`6"
Breakfast Nook	Main	11`0" x 16`8"	Other	Main	13`0" x 9`5"
Laundry	Main	10`2" x 7`10"	2pc Bathroom	Main	
Bedroom - Primary	Second	16`0" x 13`5"	Bedroom	Second	19`1" x 17`7"
Bedroom	Second	18`5" x 12`5"	3pc Bathroom	Second	
5pc Ensuite bath	Second		Game Room	Basement	23`5" x 12`8"

Bedroom
3pc Bathroom

Basement
Basement

12`5" x 16`3"

Other
Storage
Legal/Tax/Financial

Basement
Basement

14`1" x 6`6"
14`1" x 16`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

8710911

Remarks

Pub Rmks:

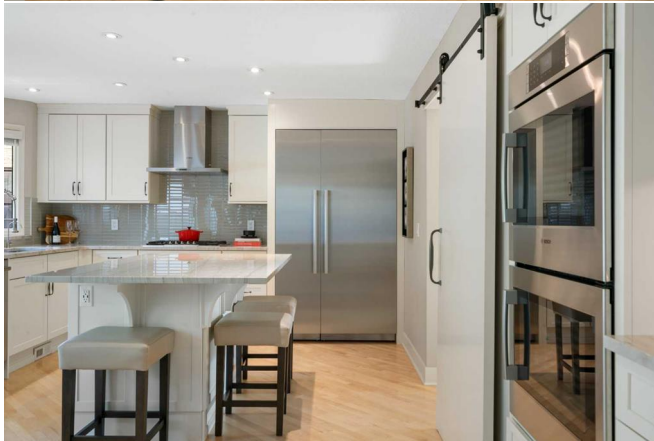
Modern Elegance in Signal Hill - Tucked away in a quiet, sought-after neighbourhood, this meticulously updated 4-bedroom, 3.5-bathroom home offers the perfect blend of luxury, convenience, and charm. Just a short stroll from the LRT and minutes from the Westside Recreation Centre, shopping, and restaurants, the location couldn't be better for those who want the best of suburban living with quick access to everything Calgary has to offer. In 2015, the home was treated to a full exterior upgrade— durable rubber shingles, freshly painted stucco, and brand-new eavestroughs and downspouts. The backyard was given a makeover in 2018, with a large patio and new landscaping creating a perfect space for hosting friends or simply enjoying a quiet evening with a glass of wine in hand. Step inside, and you'll find a home designed for both everyday living and special occasions. The 2019 renovation brought in a chef's kitchen that'll be the envy of your guests, featuring a massive island, top-of-the-line Bosch appliances, and a walk-up bar that's just begging for cocktail hour. The adjoining butler's pantry offers even more luxury—complete with a coffee station, a second refrigerator, a wine cooler big enough for the most discerning oenophile, and a desk for all those 'work from home' moments. **Spaces to Gather, Spaces to Retreat**** The formal dining room, with its soaring vaulted ceilings, is perfect for hosting dinner parties, while the great room—with its sleek, modern gas fireplace—is where you'll want to unwind afterwards. The main floor also boasts a practical laundry/mud room and a stylish powder room for guests. Upstairs, the master bedroom offers not one, but two walk-in closets, and the en-suite bathroom is a true showstopper, complete with a clawfoot tub for those long, relaxing soaks. Two additional oversized bedrooms (one featuring a vanity), along with a 3-piece bathroom, make this space adaptable to your family's needs as they grow and change. The fully developed basement isn't just an afterthought—it includes a fourth bedroom, a family room, a partial kitchen, and cold storage. This space is ideal for guests, older children, or even a home business. The 2022 furnace and air conditioner ensure you'll be comfortable year-round, while the Google Home system gives you modern control over heating and A/C. Oh, and did we mention the original Poly-B plumbing has all been replaced? This home is filled with thoughtful details: Hunter Douglas blinds, hardwood floors on two levels, central vacuum, an alarm system, and even two exterior natural gas connections for your BBQ and fire pit. Every above grade glass pane has been replaced with energy efficient glass, new baseboards and door trim installed, and a sleek new stair railing completes the look. With over 2400 square feet of living space above grade, plus a double-attached garage and a beautifully mature, irrigated yard. this home is the full package, Schedule a showing today!**

Inclusions:
Property Listed By:

**Pantry Fridge, TV bracket, Bedroom Wardrobes x2 (Not Primary Bedroom Furniture)
Royal LePage Benchmark**

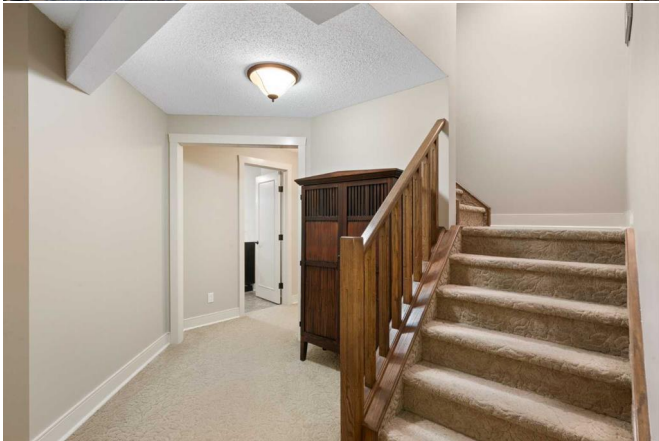
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

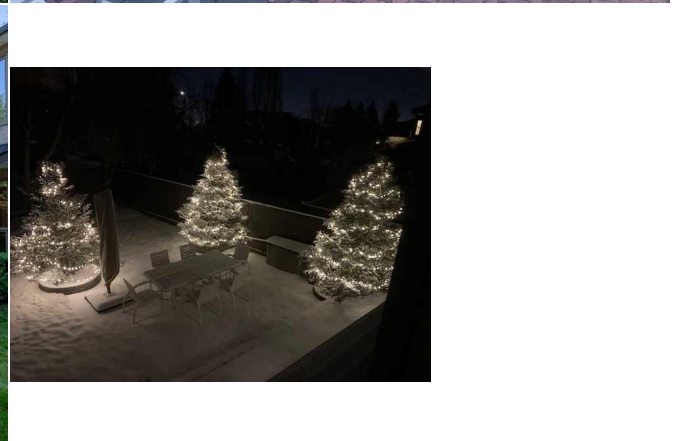
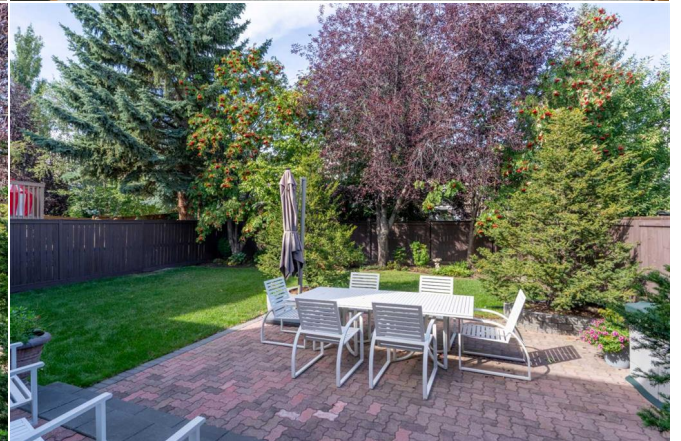
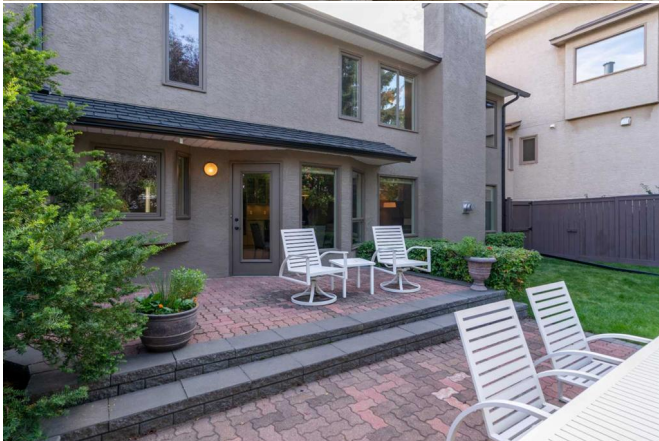












5970 Signal Ridge Heights SW, Calgary, AB

Main Building, Total Exterior Area Above Grade 2479.93 sq ft



Wall regions are excluded from total floor area in OUTSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2024/09/20
SIGUIDE