



THE
A-TEAM

**RE/MAX
FIRST**

3186 SIGNAL HILL Drive, Calgary T3H 3S9

MLS®#: **A2170243**

Area: **Signal Hill**

Listing Date: **10/13/24**

List Price: **\$1,100,000**

Status: **Active**

County: **Calgary**

Change: **-\$100k, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1999**

Finished Floor Area

Abv Sqft: **2,370**
Low Sqft:
Ttl Sqft: **2,370**

DOM

38
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **6,329 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Dog Run Fenced In,Landscaped,See Remarks,Treed,Views**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Shake**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Dog Run**

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

Kitchen Appl: **See Remarks**
Int Feat: **Breakfast Bar,Built-in Features,Granite Counters,Jetted Tub,Kitchen Island,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`11" x 12`5"
Dining Room	Main	14`9" x 10`1"
Office	Main	10`11" x 8`11"
2pc Bathroom	Main	5`3" x 4`11"
Bedroom	Upper	12`2" x 12`8"
Bedroom	Upper	11`9" x 13`10"
4pc Bathroom	Upper	9`2" x 4`11"

Room	Level	Dimensions
Family Room	Main	19`11" x 14`5"
Living Room	Main	10`4" x 12`10"
Breakfast Nook	Main	9`4" x 6`0"
Bedroom - Primary	Upper	15`0" x 15`5"
Bedroom	Upper	11`6" x 13`9"
5pc Ensuite bath	Upper	8`1" x 14`11"
Bedroom	Basement	12`4" x 12`9"

Game Room
Furnace/Utility Room
Walk-In Closet

Basement
Basement
Upper

24`4" x 19`0"
9`6" x 19`11"
9`7" x 4`11"

4pc Bathroom
Laundry
Other

Basement
Main
Basement

0`0" x 0`0"
7`3" x 8`5"
8`0" x 12`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9712501

Remarks

Pub Rmks:

Discover your family's dream home in the heart of Signal Hill! This residence is ideally located with mountain views and parks at your doorstep, creating a picturesque backdrop for your family's everyday adventures. Imagine strolling along the walking paths while taking in the panoramic views, playing in the park during summer picnics, and winter skates at the outdoor rink — all just steps from your front door! This custom-built, 5-bedroom home offers over 3,500 sq ft of thoughtfully designed living space for families to grow, play, and make memories in. The bright, open layout welcomes you with beautiful hardwood floors and sunlight pouring through large windows. The main floor office provides a quiet space for work or study while the formal living and dining rooms are ideal for entertaining. The modern kitchen, equipped with stainless steel appliances and granite countertops is perfect for family meals and homework time at the kitchen island. The adjacent family room with a cozy fireplace creates the ideal spot for game nights or movie marathons. Step out to the upgraded composite deck with glass panel railings to take in the mountain views. Head up the elegant spiral staircase to discover four generously sized bedrooms, including the primary suite featuring a 5-piece ensuite and walk-in closet—a perfect retreat for parents. The fully developed walkout basement is a fantastic space for family fun, featuring a recreation room with a fireplace, a wet bar/kitchen area, a games/craft area, a 4-piece bathroom and a fifth bedroom for guests or older children. Plus, the beautifully landscaped south-facing backyard features a spacious concrete patio and a wrought-iron spiral staircase that connects to the upper deck—great for family barbecues and gatherings with friends. The utility room was substantially upgraded with 2 new furnaces (2019), central air conditioning (2021) and 2 new hot water tanks (2022). Other recent upgrades were completed in the last few months and include new lighting, cabinet fronts and dishwasher in the kitchen, new paint on all three levels and new carpet. Spectacular sunrises and sunsets can be enjoyed from all levels of this home. Rarely does a family home with this level of comfort and convenience hit the market. Being just steps from parks, playgrounds, and schools (you can get to the elementary school without crossing any streets), mere minutes from all the conveniences of Westhills Towne Centre, close to both bus and LRT public transit and with easy access to major thoroughfares for getting around the city, this home is perfectly situated for busy family life. Don't miss your chance—book your private viewing today and see why this is the place for your family to call home!

Inclusions:

Refrigerator, gas stove, dishwasher, hood fan, washer, dryer, all window coverings, garage door opener, basement refrigerator, water softener, central air conditioner. Note: vacu-flo system and attachments are thought to be in normal working condition but the seller never used them so they are included in "as is" condition.

Property Listed By:

RE/MAX Real Estate (Central)

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











