



THE
A-TEAM

**RE/MAX
FIRST**

2760 SIGNAL RIDGE View, Calgary T3H 2J7

MLS®#: **A2196283** Area: **Signal Hill** Listing Date: **02/21/25** List Price: **\$1,295,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1988**
Lot Information
 Lot Sz Ar: **9,655 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,206**
 Low Sqft:
 Ttl Sqft: **3,206**

DOM

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

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Interior Lot,Landscaped,Rectangular Lot,Treed,Views**
 Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 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,Dryer,Electric Cooktop,Refrigerator,Trash Compactor,Washer**
 Int Feat: **Bookcases,Built-in Features,Closet Organizers,Double Vanity,French Door,High Ceilings,Jetted Tub,Kitchen Island,Pantry,Skylight(s),Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`0" x 11`3"	Dining Room	Main	15`6" x 12`1"
Breakfast Nook	Main	15`0" x 9`5"	Living Room	Main	15`7" x 15`0"
Family Room	Main	18`7" x 16`2"	Foyer	Main	12`0" x 6`9"
Media Room	Basement	18`2" x 17`10"	Office	Main	15`5" x 9`11"
Game Room	Basement	20`4" x 14`10"	Laundry	Main	9`6" x 8`0"
Mud Room	Main	9`3" x 8`0"	Game Room	Basement	16`4" x 14`4"

Bedroom - Primary
Bedroom
Bedroom
4pc Bathroom
6pc Ensuite bath

Upper
Upper
Basement
Basement
Upper

17`2" x 17`0"
13`0" x 12`0"
12`11" x 11`3"

Bedroom
Bedroom
2pc Bathroom
4pc Bathroom

Upper
Upper
Main
Upper

12`5" x 9`11"
13`7" x 11`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8711364

Zoning:
R-CG

Remarks

Pub Rmks:

An incredible family home located on a quiet street in the prestigious estate area of Signal Ridge. Perched along the ridge this home offers spectacular 180 degree views of the City and Downtown skyline and sits directly across from a park. Spanning over 4,900 sq ft of developed living space this walk-out lower offers a total of 5 bedrooms, 3.5 bathrooms, and plenty of space for your family to sprawl out. A grand inviting foyer showcases soaring vaulted ceilings, tile and carpet flooring, and an abundance of natural light adorning every inch of the home. A formal living room presents 1 of 3 wood burning fireplaces and opens to the dining room for an effortless space to entertain. A massive kitchen welcomes the culinary enthusiasts with a plethora of cabinet and counter space, and a large centre island to gather around. a convenient breakfast nook opens up to the raised upper deck where dinners overlooking the downtown can be enjoyed day and night and will never get old. The kitchen showcases high-end appliances including a Wolf cooktop, Thermador built-in wall ovens, Jenn-Air trash compactor, Miele dishwasher, and a unique built-in home audio control centre. A bright family room is great for unwinding with a wet bar, and is anchored by a 2nd wood burning fireplace surrounded with built-ins. Completing the main floor is a home office/library with built-in bookshelves, a spacious laundry room with sink and access to your attached 3-car garage. A dramatic curved staircase leads to the second level where you'll find 4 generous bedrooms and a full bath with skylight. As you open French doors to the primary retreat you'll be amazed by the size. With plenty of space for a king bed and seating area, the primary capitalizes on those same breathtaking views as the main. His & Her walk-in closets lead to lavish 6pc ensuite complete with jetted soaker tub and separate shower. The fully finished walk-out lower is highlighted by the abundance of space offered, including a games nook, games room, and rec/media room that showcases the 3rd fireplace, bar and built-ins. A gracious bedroom and full bath are idea for guests or teens and a storage room ensure there's plenty of space for all your seasonal items. Walk-out to your covered patio, ideal space for a hot tub, and plenty of green space for the gardening enthusiast. This prime location is walkable to the LRT, multiple schools, Westside Rec Centre, Sunterra Market and minutes to West Hills Shopping Centre. Accessing Calgary or the Rocky Mountains is easy from all major roadways including Sarcee, Stoney, and Bow Trail. This home has it all and is an incredible family home on a quiet street with breathtaking views.

Inclusions:
Property Listed By:

n/a
RE/MAX House of Real Estate

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











