

\$1,110,000 - 59 Signature Heights Sw, Calgary

MLS® #A2155339

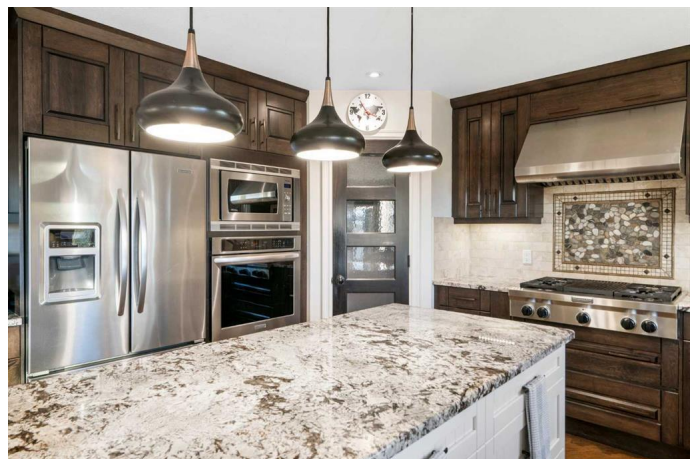
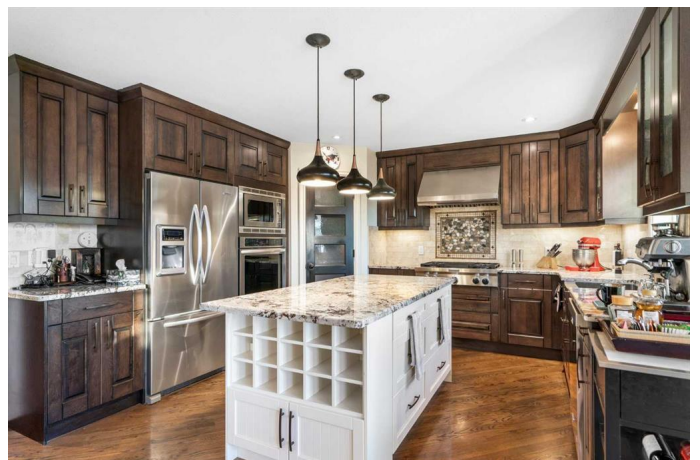
\$1,110,000

6 Bedroom, 4.00 Bathroom, 2,636 sqft

Residential on 0.17 Acres

Signal Hill, Calgary, Alberta

Welcome to your dream home in the prestigious estate neighborhood of Signal Hill. This exquisite 2-storey walkout executive home offers over 3,900 SF of meticulously developed living space, perfect for growing, large, or multi-generational families. Not only is this home perfect for entertaining, it also offers lot's of parking for family and friends. Check out the oversized triple-car garage and extended driveway. Wow! Recently updated in multiple phases, with the latest renovations completed in 2023/2024, this home seamlessly blends modern luxury with timeless elegance. Step into the chef's kitchen, a culinary masterpiece featuring rich dark maple cabinets, granite counters, and top-of-the-line built-in stainless steel appliances. The 6-burner gas range with center grille, commercial-grade range hood, wall oven, super quiet dishwasher, and brand-new stainless steel barn sink make this kitchen a true standout. The main floor boasts an open-to-above entry hall with a circular stairway that leads to a skylighted landing, creating a grand entrance. A cozy breakfast nook, a spacious family room with a gas fireplace and built-in and an over 200 SF west-facing 3-season heated sunroom make this home perfect for all your family and entertainment needs. The main floor home office/den provides the perfect space for work or study. The upper level features a primary retreat with a luxurious 5-piece ensuite, including double sinks, a jetted spa, and a



separate shower. Three additional bedrooms, one of which could be transformed into an extra large walk-in closet, and a 5-piece main bath complete this level. The walk-out level offers a huge multiuse great room with stunning built-ins, two more bedrooms, an extra-large storage room, and a covered stone and aggregate patio. Additional features include a built-in speaker system on the main floor and walkout level, Venetian blinds throughout, and a 6-zone irrigation system in the yard. Updates include a renovated primary bathroom and fresh paint in 2023, two high-efficiency furnaces, two A/C units, two smart thermostats, a 70-gallon hot water tank, and a top-of-the-line water softening system in 2019. The roof was replaced in 2015, and 50% of the windows were updated in 2012, along with a significant kitchen renovation. --- Strategically located, this home offers the best of both worlds – a tranquil and prestigious estate neighborhood within walking distance to Westside Rec. Centre and the West-LRT, and just minutes to major routes, walking/cycling paths, and some of Alberta's most esteemed public and private schools. Less than 20 minutes to downtown, 35 minutes to the airport, and 45 minutes into the mountains, this home is perfect for families looking for convenience and luxury. Welcome to your forever home!

Built in 1995

Essential Information

MLS® #	A2155339
Price	\$1,110,000
Sold Price	\$1,110,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,636
Acres	0.17
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	59 Signature Heights Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3C1

Amenities

Parking Spaces	7
Parking	Insulated, Oversized, Triple Garage Attached

Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, No Smoking Home, See Remarks, Separate Entrance, Skylight(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Range Hood, Refrigerator, Warming Drawer, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, See Remarks
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Dog Run, Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, Dog Run Fenced In, No Neighbours Behind, Landscaped, Rectangular Lot

Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2024
Date Sold	August 16th, 2024
Days on Market	11
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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