



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**3050 Signal Hill Drive SW**  
**Calgary, Alberta**

**MLS # A2140784**



**\$5,900,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,450 sq.ft.	<b>Age:</b>	1991 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.42 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, See Remarks, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Ovens x3, Refrigerator x2, Dishwasher x2, Garage heater, Projector, Alarm system, security camera		

Don't miss this exceptional opportunity in Signal Hill. This unique home, with interiors designed by Paul Levoie and architecture by Jenkins Architecture, sits on a 125' x 155' lot on Battalion Park Ridge, offering unobstructed sunset views over the Rocky Mountains. As you arrive via the circular drive, you'll be surrounded by mature trees and lush landscaping. French doors welcome you into the foyer, with sightlines extending to the backyard. This home is perfect for entertaining, featuring both formal living and dining rooms, as well as a casual family room and dining area for more relaxed gatherings. At the center is the stunning kitchen, boasting a large island, 3" granite counters, Gaggenau ovens, a 6-burner Wolf range, and a granite slab backsplash. The main level also includes a deck that spans the length of the home, providing ample space to entertain, relax, and dine. The upper level houses four spacious bedrooms, each with a sunny dormer nook. The primary suite features a large walk-in closet, an ensuite bath, and its own wood-burning fireplace, perfect for cozy evenings. The walk-out lower level offers a spacious rec room with a bar and a temperature-controlled wine room. This level also includes an office, an art studio, a bedroom with an ensuite, and a media room currently used as a fitness room. The lower level opens to an expansive patio in the private south-facing backyard with scenic views. A staircase from the gazebo leads to a secluded garden, providing ultimate peace and tranquility. This home is rich in details, including coffered ceilings, floor-to-ceiling cabinetry, two additional wood-burning fireplaces with ornate mantels, elegant drapery, built-ins, window shutters, hidden downspouts in the columns, and mature trees outside every window for added privacy. To truly appreciate all this home has to offer, it must be experienced in person.