



## 230 Signal Hill Place Calgary Alberta

\$939,900

Welcome to a residence that redefines the meaning of exquisite living. Nestled in a peaceful cul-de-sac in one of the most desirable locations in the coveted Signal Hill community, this spectacular home is the perfect blend of thoughtful design, impeccable taste, and over \$250,000 in premium upgrades that set it apart from anything you've seen before. Step inside this air conditioned home and be captivated by a \$120,000 chef-inspired kitchen--a true showstopper featuring a \$6,000 Professional Series gas range, custom cabinets, gleaming quartz countertops, and a 10-foot island designed for gathering and entertaining. Rich walnut floors flow seamlessly throughout the main level, adding warmth and sophistication. The striking marble backsplash, newer casement windows, custom fireplace cabinetry, and vinyl shutter window coverings speak to the high level of craftsmanship poured into every detail. The luxury continues in the spa-inspired ensuite, part of a \$70,000 bathroom renovation. This private retreat showcases floor-to-ceiling tile, a stunning free-standing tub, radiant heated floors, custom vanities, built-in wall toiletry units, elegant board and batten detailing, and designer Canadian-made Riobel fixtures. It's the kind of ensuite most people only dream about. Enjoy year-round comfort with central air conditioning, new interior doors, and knock-down ceilings that add a modern touch. The spacious walk-in closet features custom built-ins that maximize storage while adding elegance and ease to your daily routine. Downstairs, the fully finished basement offers additional living space perfect for a media room, home gym, or guest suite--whatever suits your lifestyle. Outside, you'll fall in love with the blooming cherry tree in the beautifully maintained backyard--a peaceful oasis just steps from everything you need. This is not just a home--it's a statement of luxury...

Bedroom 12.42 Ft x 9.33 Ft

Recreational, Games room 23.25 Ft x 14.50 Ft

Storage 20.33 Ft x 15.08 Ft

Living room 19.17 Ft x 14.17 Ft

2pc Bathroom 8.58 Ft x 6.50 Ft

Other 7.00 Ft x 4.17 Ft

Dining room 11.50 Ft x 7.08 Ft

Kitchen 14.75 Ft x 14.75 Ft

Bedroom 10.00 Ft x 9.00 Ft

Bedroom 11.00 Ft x 9.00 Ft

3pc Bathroom 8.92 Ft x 4.92 Ft

Primary Bedroom 14.58 Ft x 12.67 Ft

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Listing Presented By:



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(CENTRAL)**

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Family room 16.58 Ft x 10.33 Ft

4pc Bathroom 12.25 Ft x 6.00 Ft