



31 Signal Hill Way Calgary Alberta

\$988,000

Stunning and beautifully renovated 5-bedroom, 3-bathroom estate home located in the prestigious Signal View Estates, ideally situated on a quiet street just steps from parks and only 15 minutes to downtown. This bright and welcoming home features an elegant formal living and dining area with hardwood floors, a gourmet kitchen with granite countertops, stainless steel appliances including a brand-new dishwasher, and a sun-filled family room with three skylights, a wood-burning fireplace, and access to the sunny west-facing backyard—perfect for entertaining. The main floor also includes a dedicated office/den or bedroom, a renovated 2-piece powder room, and a spacious laundry room. Upstairs boasts four generous bedrooms, a renovated 5-piece main bathroom with dual sinks and granite counters, and an executive master retreat with bay window, two walk-in closets, and a luxurious ensuite with heated floors, jetted tub, and separate shower. The finished lower level offers flexible space for a playroom or hobby room, plus ample storage and a wine room. Additional upgrades include central A/C, water softener and filtration system (2017), dual furnaces (2018), all windows and doors replaced (2020), radon mitigation system (2024), and underground irrigation. This is not just a home, but a truly lucky house—it has inspired success, with three children from this household admitted to the University of Waterloo's prestigious Mathematics program. This is a rare opportunity to own a turnkey family home with pride of ownership, exceptional functionality, and premium updates in one of Calgary's most desirable communities. (id:6769)

Family room 12.42 Ft x 26.50 Ft
Primary Bedroom 22.33 Ft x 17.08 Ft
5pc Bathroom .00 Ft x .00 Ft
Bedroom 13.33 Ft x 9.42 Ft
Bedroom 12.33 Ft x 9.33 Ft
Bedroom 9.67 Ft x 13.00 Ft
5pc Bathroom .00 Ft x .00 Ft

Other 15.67 Ft x 25.33 Ft
Living room 15.42 Ft x 11.92 Ft
Dining room 10.33 Ft x 18.42 Ft
Bedroom 11.00 Ft x 9.58 Ft
2pc Bathroom .00 Ft x .00 Ft
Laundry room 9.42 Ft x 6.00 Ft
Kitchen 13.75 Ft x 19.42 Ft

Listing Presented By:



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Kirin Realty & Management Inc.

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