



## 2728 Signal Ridge View Calgary Alberta

\$1,260,000

Wow! Breathtaking 24-hour panoramic downtown skyline views with spectacular sunrise vistas from all 3 levels! Ideally located on a quiet tree lined street in prestigious and sought after estate area of Signal Ridge. Custom former show home has a terrific combination of 4500 sq. ft. of developed indoor living space and peaceful, private, big sky outdoor living spaces. The recently redesigned and updated main level offers large bright rooms with luxurious hardwood throughout, a bright great room design for comfortable daily living plus nice size living, dining rooms perfect for formal entertaining. The updated quartz chef's kitchen and connected family room open onto a large glass railing deck overlooking the city. Gather friends and family around an expansive kitchen island and enjoy dream views from a box window above the sink. You will love how natural light spills in all the living areas through floor to ceiling windows. Impressive, vaulted ceilings in adjoining family room with abundant built-ins and amazing views day and night! Relax year-round in the cozy attached sunroom with heated floors. The main floor includes the discreetly located den/office or bedroom, laundry and powder room. Upper level has a spacious open loft with city views and 3 generously large bedrooms and a 5 piece main bathroom. Stunning headboard views of downtown city lights from the 19' x 16' primary bedroom with extra large en suite. Open bright walkout level with games area, sitting area with wood burning fireplace, wet bar, 3-piece bath, and hot tub area. Walk out on to covered patio beside a spacious, flat, well manicured lawn and enjoy the birdsong and big sky views. A wonderful community walkable to the LRT, multiple high-quality schools, Westside Rec Centre, Sunterra Market, shops, restaurants, Westhill shopping and easy commuting access with Sarcee, Stoney and Bow trails nearby....

Primary Bedroom 18.25 Ft x 16.00 Ft

Other 4.92 Ft x 11.25 Ft

5pc Bathroom 13.83 Ft x 8.58 Ft

Bedroom 13.50 Ft x 12.92 Ft

Bedroom 12.33 Ft x 13.92 Ft

5pc Bathroom 7.58 Ft x 11.25 Ft

Other 7.92 Ft x 15.08 Ft

3pc Bathroom 8.58 Ft x 9.92 Ft

Foyer 8.92 Ft x 8.25 Ft

Living room 12.58 Ft x 13.83 Ft

Dining room 13.83 Ft x 19.92 Ft

Kitchen 13.42 Ft x 11.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca

Office 8.67 Ft x 15.58 Ft

Recreational, Games room 39.50 Ft x 24.00 Ft

Family room 24.50 Ft x 15.75 Ft

Other 8.25 Ft x 8.42 Ft

Family room 22.83 Ft x 29.25 Ft

Bedroom 10.00 Ft x 11.00 Ft

Laundry room 8.50 Ft x 9.50 Ft