



3132 Signal Hill Drive Calgary Alberta

\$1,450,000

Spectacular Mountain Views from this Luxury Modern Bungalow Walkout in Signal Hill! This is more than just a house it's a home that was thoughtfully and lovingly renovated with the intention of staying forever. Perched on the quiet, elevated stretch of prestigious Signal Hill Drive, this modern home offers breathtaking mountain views, a peaceful setting, and the convenience of being just a short walk to Battalion Park School, shopping, restaurants, tennis courts, and scenic bike paths. Every detail was chosen with care, not for resale, but for living.

Main Floor Highlights:The gourmet kitchen is the heart of the home, designed for daily joy and seamless entertaining. It features a massive quartz island with pop up charger/power, premium Miele fridge and freezer, combi-steam oven, retractable exhaust fan, induction cooktop, built-in coffee station, and microwave (with extended warranty). Bosch dishwasher. You'll love the thoughtful custom storage, dual kitchen sinks, designer tile, and floating shelves with under-cabinet lighting all crafted with comfort and convenience in mind. Soaring ceilings, new skylights, and large windows fill the home with natural light, while a gas fireplace brings warmth and coziness to the living space. The primary bedroom is a restful retreat, with his and hers California Closets and a stunning ensuite complete with double concrete sink vanities, gold fixtures, a glass steam shower with built-ins, a freestanding tub, and heated floors. A second bedroom shown as an office also features a custom California Closet. The walk-in coat closet and thoughtfully designed locker room create exceptional everyday functionality. A spacious laundry room and elegant powder room complete the main floor, which is finished with easy-to-maintain luxury vinyl plank flooring throughout.

Walkout Level Features:The downstairs features high ceilings, three generou...

4pc Bathroom 7.42 Ft x 7.75 Ft
 Bedroom 10.92 Ft x 14.08 Ft
 Bedroom 10.92 Ft x 11.75 Ft
 Bedroom 10.92 Ft x 12.42 Ft
 Recreational, Games room 26.33 Ft x 27.42 Ft
 Storage 10.92 Ft x 9.92 Ft

5pc Bathroom 11.33 Ft x 11.42 Ft
 Bedroom 11.50 Ft x 11.83 Ft
 Dining room 12.67 Ft x 10.67 Ft
 Foyer 7.58 Ft x 8.83 Ft
 Kitchen 11.42 Ft x 25.75 Ft
 Laundry room 6.17 Ft x 9.83 Ft

Listing Presented By:



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Storage 6.33 Ft x 4.25 Ft

Storage 15.00 Ft x 8.17 Ft

Furnace 11.25 Ft x 14.17 Ft

2pc Bathroom 5.58 Ft x 4.83 Ft

Living room 15.75 Ft x 21.25 Ft

Other 8.92 Ft x 9.50 Ft

Primary Bedroom 11.50 Ft x 16.58 Ft