



## 3186 Signal Hill Drive Calgary Alberta

\$1,200,000

Discover your family's dream home in the heart of Signal Hill! This residence is ideally located with mountain views and parks at your doorstep, creating a picturesque backdrop for your family's everyday adventures. Imagine strolling along the walking paths while taking in the panoramic views, playing in the park during summer picnics, and winter skates at the outdoor rink -- all just steps from your front door! This custom-built, 5-bedroom home offers over 3,500 sq ft of thoughtfully designed living space for families to grow, play, and make memories in. The bright, open layout welcomes you with beautiful hardwood floors and sunlight pouring through large windows. The main floor office provides a quiet space for work or study while the formal living and dining rooms are ideal for entertaining. The modern kitchen, equipped with stainless steel appliances and granite countertops is perfect for family meals and homework time at the kitchen island. The adjacent family room with a cozy fireplace creates the ideal spot for game nights or movie marathons. Step out to the upgraded composite deck with glass panel railings to take in the mountain views. Head up the elegant spiral staircase to discover four generously sized bedrooms, including the primary suite featuring a 5-piece ensuite and walk-in closet--a perfect retreat for parents. The fully developed walkout basement is a fantastic space for family fun, featuring a recreation room with a fireplace, a wet bar/kitchen area, a games/craft area, a 4-piece bathroom and a fifth bedroom for guests or older children. Plus, the beautifully landscaped south-facing backyard features a spacious concrete patio and a wrought-iron spiral staircase that connects to the upper deck--great for family barbecues and gatherings with friends. The utility room was substantially upgraded with 2 new furnaces (2019), central air conditioning (...)

Bedroom 12.33 Ft x 12.75 Ft

Recreational, Games room 24.33 Ft x 19.00 Ft

Other 8.00 Ft x 12.25 Ft

4pc Bathroom .00 Ft x .00 Ft

Furnace 9.50 Ft x 19.92 Ft

Kitchen 12.92 Ft x 12.42 Ft

Breakfast 9.33 Ft x 6.00 Ft

Laundry room 7.25 Ft x 8.42 Ft

2pc Bathroom 5.25 Ft x 4.92 Ft

Primary Bedroom 15.00 Ft x 15.42 Ft

Bedroom 12.17 Ft x 12.67 Ft

Bedroom 11.50 Ft x 13.75 Ft

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

Listing Presented By:



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Family room	19.92 Ft x 14.42 Ft	Bedroom	11.75 Ft x 13.83 Ft
Dining room	14.75 Ft x 10.08 Ft	Other	9.58 Ft x 4.92 Ft
Living room	10.33 Ft x 12.83 Ft	5pc Bathroom	8.08 Ft x 14.92 Ft
Office	10.92 Ft x 8.92 Ft		