



## 5970 Signal Ridge Heights Calgary Alberta

\$1,195,000

Modern Elegance in Signal Hill - Tucked away in a quiet, sought-after neighbourhood, this meticulously updated 4-bedroom, 3.5-bathroom home offers the perfect blend of luxury, convenience, and charm. Just a short stroll from the LRT and minutes from the Westside Recreation Centre, shopping, and restaurants, the location couldn't be better for those who want the best of suburban living with quick access to everything Calgary has to offer. In 2015, the home was treated to a full exterior upgrade-- durable rubber shingles, freshly painted stucco, and brand-new eavestroughs and downspouts. The backyard was given a makeover in 2018, with a large patio and new landscaping creating a perfect space for hosting friends or simply enjoying a quiet evening with a glass of wine in hand. Step inside, and you'll find a home designed for both everyday living and special occasions. The 2019 renovation brought in a chef's kitchen that'll be the envy of your guests, featuring a massive island, top-of-the-line Bosch appliances, and a walk-up bar that's just begging for cocktail hour. The adjoining butler's pantry offers even more luxury--complete with a coffee station, a second refrigerator, a wine cooler big enough for the most discerning oenophile, and a desk for all those 'work from home' moments.

**\*\*Spaces to Gather, Spaces to Retreat\*\*** The formal dining room, with its soaring vaulted ceilings, is perfect for hosting dinner parties, while the great room--with its sleek, modern gas fireplace--is where you'll want to unwind afterwards. The main floor also boasts a practical laundry/mud room and a stylish powder room for guests. Upstairs, the master bedroom offers not one, but two walk-in closets, and the en-suite bathroom is a true showstopper, complete with a clawfoot tub for those long, relaxing soaks. Two additional oversized bedrooms (one featuring a vanity), a...

Primary Bedroom 16.00 Ft x 13.42 Ft

Bedroom 19.08 Ft x 17.58 Ft

Bedroom 18.42 Ft x 12.42 Ft

3pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Recreational, Games room 23.42 Ft x 12.67 Ft

Storage 14.08 Ft x 16.00 Ft

Foyer 7.67 Ft x 10.08 Ft

Living room 18.50 Ft x 13.42 Ft

Dining room 11.83 Ft x 16.92 Ft

Kitchen 12.75 Ft x 16.50 Ft

Breakfast 11.00 Ft x 16.67 Ft

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

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**Bedroom** 12.42 Ft x 16.25 Ft

**Other** 14.08 Ft x 6.50 Ft

**3pc Bathroom** Measurements not available

**Other** 13.00 Ft x 9.42 Ft

**Laundry room** 10.17 Ft x 7.83 Ft

**2pc Bathroom** Measurements not available