

\$1,599,000 - 50 Signature Heights Sw, Calgary

MLS® #A2264415

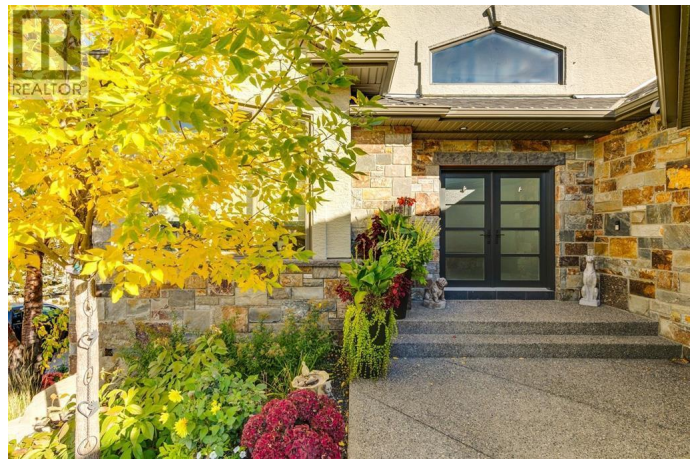
\$1,599,000

3 Bedroom, 3.00 Bathroom, 1,966 sqft

Single Family on 0.16 Acres

Signal Hill, Calgary, Alberta

Step into a world of unparalleled luxury with this stunning walk-out 1.5 story home, where elegance seamlessly blends with modern comfort. Recently renovated with almost \$1.5 million in upgrades, this exquisite property boasts just under 2,000 sq ft of living space, complemented by an additional 1,684.54 sq ft in the walk-out basement, making it a true masterpiece. The gourmet kitchen is a chef's dream, outfitted with top-of-the-line Miele appliances, including a built-in coffee maker and convection/microwave, along with the exquisite La Cornue stove from France. Two spacious islands provide ample prep space, while the beautiful gallery sink and charming built-in window seat create an inviting atmosphere perfect for culinary adventures and cozy gatherings. The adjacent separate dining room is ideal for elegant meals, flowing effortlessly into the spacious living room, where a full-height ceiling enhances the airy ambiance. Retreat to the primary bedroom, a sanctuary of comfort featuring his and her sinks for convenience, along with a luxurious steam shower that transforms your daily routine into a spa-like experience. The expansive walk-in closet ensures ample storage, while the main floor laundry room adds to the home's overall functionality. Venture upstairs to discover a versatile office area, perfect for work or study, providing a quiet escape from the main living spaces. As you explore the walk-out basement, you'll find an entertainer's paradise



featuring a stylish wet bar equipped with a 250-bottle wine refrigerator, ideal for hosting unforgettable gatherings. This expansive space can easily adapt to your needs, whether envisioned as a second bedroom, gym, or hobby area. The large finished storage room, complete with built-in cabinets and shelving, ensures everything has its place. Outside, the oversized city corner lot provides a private oasis, surrounded by green space pathways and offering breathtaking city views. Imagine enjoying the built-in BBQ area, cozying up by the wood-burning fireplace, or unwinding in the private hot tub—truly a serene retreat for outdoor living. The garage is a standout feature, boasting new upgraded exterior doors, heated epoxy flooring, and ample storage, along with a full breaker panel for electric car charging—perfect for the modern homeowner. Smart home technology, including a Control4 system and Lutron blinds, allows you to control every aspect of your environment with ease. Experience year-round comfort w/ heated floors in the primary bathroom, laundry and the basement, complemented by a new furnace and AC for optimal efficiency. Your safety is paramount, enhanced by a comprehensive security system, including cameras and a Ring doorbell, ensuring peace of mind in this luxurious haven. Every detail of this home reflects quality craftsmanship, from the granite and marble finishes to the handcrafted ceilings that exude sophistication. With modern lighting illuminating the inviting spaces, this home is a lifestyle choice! (id:6289)

Built in 1996

Essential Information

Listing #	A2264415
Price	\$1,599,000
Bedrooms	3

Bathrooms	3.00
Half Baths	1
Square Footage	1,966
Acres	0.16
Year Built	1996
Type	Single Family
Sub-Type	Freehold

Community Information

Address	50 Signature Heights Sw
Subdivision	Signal Hill
City	Calgary
Province	Alberta
Postal Code	T3H3C1

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Cul-de-sac, Wet bar, PVC window, French door, Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage, Concrete, Garage, Heated Garage, Oversize
# of Garages	3
View	View

Interior

Appliances	Washer, Refrigerator, Water softener, Range - Gas, Dishwasher, Wine Fridge, Oven, Dryer, Microwave, Garburator, Humidifier, Hood Fan, Window Coverings, Garage door opener
Heating	Electric, Natural gas Other, Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Stone, Stucco
Exterior Features	Landscaped, Underground sprinkler

Foundation

Poured Concrete

Listing Details

Listing Office

RE/MAX Realty Professionals



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