$5,500,000 - 3050 Signal Hill Drive Sw, Calgary

MLS® #A2182527

$5,500,000
5 Bedroom, 4.00 Bathroom, 4,450 sqft
Residential on 0.42 Acres

Signal Hill, Calgary, Alberta

A one-of-a-kind opportunity in Signal Hill. This stunning home, with interior design by Paul Levoie and architecture by Jenkins Architecture, sits on a 125' x 155' lot on Battalion Park Ridge, offering unobstructed sunset views over the Rocky Mountains. Arrive via the circular drive, surrounded by mature trees and lush landscaping, and step through French doors into the foyer, where sightlines draw your eye to the backyard.

Designed for both grand entertaining and relaxed family living, the home offers formal living and dining rooms alongside a casual family room and dining area. At its heart lies the magnificent kitchen, complete with a large island, 3" granite counters, Gaggenau ovens, a 6-burner Wolf range, and a granite slab backsplash. The main level extends to a full-length deck, ideal for entertaining, dining, or simply relaxing while enjoying the views.

Upstairs, four spacious bedrooms each feature a sunny dormer nook. The primary suite boasts a large walk-in closet, an ensuite bath, and its own wood-burning fireplaceâ€”perfect for cozy evenings.

The walk-out lower level offers a spacious rec room with a bar and a temperature-controlled wine room. This level also includes an office, an art studio, a bedroom with an ensuite, and a media room currently used as a fitness room. The lower level opens to an expansive

patio in the private south-facing backyard with scenic views. A staircase from the gazebo leads to a secluded garden, providing ultimate peace and tranquility.

The walk-out lower level is an entertainer's dream, with a rec room, bar, and temperature-controlled wine room. Additional spaces include an office, an art studio, a bedroom with an ensuite, and a media room currently used as a fitness room. Step outside to an expansive patio in the private, south-facing backyard with stunning views. A staircase from the gazebo leads to a serene garden, offering peace and tranquility.

Rich in detail, this home features coffered ceilings, floor-to-ceiling cabinetry, two additional wood-burning fireplaces with ornate mantels, elegant drapery, built-ins, window shutters, hidden downspouts in the columns, and mature trees framing every window for enhanced privacy. This home must be seen in person to fully appreciate its exceptional features and craftsmanship.

Built in 1991

Essential Information

MLS® #	A2182527
Price	$5,500,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,450
Acres	0.42
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active

Community Information

Address	3050 Signal Hill Drive Sw
Subdivision	Signal Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2X7

Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Breakfast Bar, Bookcases, Chandelier, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Built-In Oven, Garage Control(s), Gas Stove, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Out

Exterior

Exterior Features	Private Yard, Garden, Lighting, Private Entrance
Lot Description	Back Yard, Landscaped, Lawn, No Neighbours Behind
Roof	Cedar Shake
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 6th, 2025
Days on Market	117
Zoning	R-CG

Listing Details

Listing Office	Century 21 Masters

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