



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**5945 Signal Ridge Heights SW**  
**Calgary, Alberta**

**MLS # A2275456**

**\$924,000**



<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,271 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** NONE

Warm, welcoming and thoughtfully updated, this move-in ready family home offers a spacious floor plan designed for everyday living and family connection and has been lovingly maintained as a no smoking, no pet home. An inviting foyer with elegant lighting sets a polished first impression and opens to a front-facing living room filled with natural light, creating a comfortable space for gathering or quiet moments. A dedicated dining room provides an ideal setting for hosting, where refined lighting enhances meals, celebrations and conversations. Neutral luxury vinyl plank flooring flows throughout the main level, delivering durability, easy maintenance, and a cohesive modern look. A white kitchen anchors the heart of the home with timeless subway tile, full-height cabinetry, all new stainless steel appliances, and generous workspace designed for both daily routines and entertaining. An adjacent breakfast nook connects seamlessly to the rear yard, encouraging effortless indoor-outdoor living. Relaxation is invited in front of the gas fireplace in the comfortable family room with clear sightlines for unobstructed connectivity. A powder room and practical mud room complete the main level, supporting busy family life with ease. Upstairs, brand new carpet enhances comfort throughout the upper level, where a calming primary retreat features a walk-in closet and a recently updated ensuite with dual sinks, a deep soaker tub, a separate shower and a sunny skylight that enhances the sense of space and comfort. 3 additional upper bedrooms are well proportioned and filled with natural light, offering flexibility for children, guests or home office needs. A recently updated 4-piece bathroom serves the upper level, while convenient upstairs laundry eliminates carrying loads between floors. An unfinished basement provides excellent future potential for customization while offering

ample storage today. Major upgrades completed in recent years include the roof, furnace, water softener and fence, adding long-term peace of mind. Outside, a huge south-facing backyard creates outstanding outdoor living potential with space for kids, pets, gardens and seasonal activities, complemented by an expansive composite deck ideal for barbequing and unwinding. An insulated and drywalled double attached garage adds everyday convenience and year-round functionality. Signal Hill delivers exceptional lifestyle value with nearby grocery stores, big box retailers, restaurants, Optimist Athletic Park and Westside Recreation Centre all close at hand. Quick access to Stoney Trail, Sarcee Trail and Glenmore Trail ensures smooth commuting and easy escapes from the city, making this home a balanced blend of comfort, space and location!