



**GRASSROOTS**  
REALTY GROUP

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

**19 Signal Hill Terrace SW**  
**Calgary, Alberta**

**MLS # A2278238**



**\$1,380,000**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,735 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Front Yard, Gentle Sloping, Irregular Lot, La		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** Air conditioning units x2, Radon mitigation system, Temperature control wine room, Hood fan and shelving and sink in hobby room, Freezer drawers x 2 in Kitchen Island, Sump Pump, Living Room Television, Main Floor Built in Speakers (extra speaker in box in basement), Amplifier, PowerBox and CD Player, BBQ on back deck, Security Key Pad, Laundry Room sink, , Jacuzzi tub, Office desk and shelving. cabinets and shelving in Garage. Garage Man door, irrigation, security key pad, Klnetico water filtration and softener system. Boiler plus water tank. Built in speakers in Living room.

Discover this exceptional property boasting over 0.28 of an acre nestled at the corner of a child-friendly cul-de-sac with stunning west-facing mountain views. This spacious 1996 home, encompassing 2,734 sq ft above ground and an additional 1,373 sq ft in the basement, is ready for its new owners! The expansive lot features mature trees and a majestic larch tree, offering both beauty and shade. Step inside to find this traditional/ transitional designed home highlighted by open entrance with a centre curved staircase. The main floor includes a cozy family room, a formal dining and iving area, and a beautifully renovated kitchen equipped with top-of-the-line Wolf stainless steel 6-burner gas oven/ range with a decorative hood fan, a Sub-Zero fridge, kinetico filtered water for both the sink and ice maker, dual freezer drawers, built-in microwave and Meile dishwasher. The large centre island with a flat breakfast bar seamlessly connects to the kitchen eating area, which provides access to the new deck and BBQ space&mdash;perfect for entertaining! Convenience continues with a main floor laundry room, complete with a window, sink, and ample cabinet and counter space, making laundry a breeze. You'll appreciate the oversized 31x22 finished garage, equipped with extensive storage solutions and cabinetry, plus a man door for easy access to the backyard. On the upper floor, discover three bedrooms and an upper office featuring a private balcony with captivating front views. The expansive primary suite includes a cozy sitting area, a luxurious ensuite, heated tile floor, dual sinks, jacuzzi tub, new shower, a walk-in closet plus separate linen closet, The bright main bathroom offers two sinks and a window, complemented by another of the three upper floor linen closets. The vast basement is an entertainer's dream, showcasing a built-in wall

unit and high ceilings. It features a fourth bedroom, a spacious craft room with abundant shelving, sink, and a hood fan for creative projects. Additionally, a spacious 4-piece bathroom with a tub and shower, along with a 900-bottle temperature-controlled separate wine room, providing the perfect blend of functionality and comfort for entertaining.

This home is bright, enjoying all day sunlight and being across from a green space island which protects the home from the Main Street. Other perks, second owner and home sides on to pathway with cedar fence for privacy on the side and has a wonderful long driveway to provide guests access. Note: No front sidewalk to shovel! Don't miss your chance to live in one of Calgary's most sought-after neighborhoods - Close to major Highways, Schools, Shopping, Pathways, Green Spaces and LRT w/ Convenient Transit options as well as Highways for ease to Downtown or Mountain excursions. Don't miss out! Schedule your showing today.