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Calgary/Signal Hill

32 SIGNAL HILL WY SW

\$725,000

Detached

- Style:** 2 Storey
- Bedrooms:** Above: 3 / Ttl: 4
- Bathrooms:** Full: 3
- Rooms Above:** 9
- Floor Area:** 215 SqM / 2,315 SF
- Year Built:** 1988
- Taxes:** \$4,852 / 2017
- Possession:** 30 Days neg



Welcome to this one-of-a-kind, architecturally-designed home in popular Signal Hill! Located on the hillside w/ stunning views over the east, stretching from Nose Hill to the Glenmore Reservoir & beyond, this beautifully renovated home is ideally suited for empty nesters or families w/ teenage children. The upper floor is a true retreat, comprising a luxurious spa-styled ensuite, & a large mst bedroom open to the master lounge, offering million dollar views on one side & a loft area overlooking the main floor on the other. Main floor w/ soaring vaulted ceilings, & an open concept kitchen, breakfast nook & family room. Two add'l bedrooms & full bathroom idea for kids or guests. The huge walkout bsmt has add'l den, bedroom & bathroom, a massive rec room & plenty of storage. Other highlights incl: many newer Kolbe self-cleaning windows (top of the line product), high end hardwood flooring through most of upper 2 floors, new s/s appliances, private yard and large windows throughout! See v-tour and floorplans



- Goods Included:** Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings-All
- Features:** Deck, No Animal Home, No Smoking Home, Programmable Thermostat, Skylight, Vaulted Ceiling
- Parking:** Enclosed: 2 Total: 2 Double Garage Attached

