

# \$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

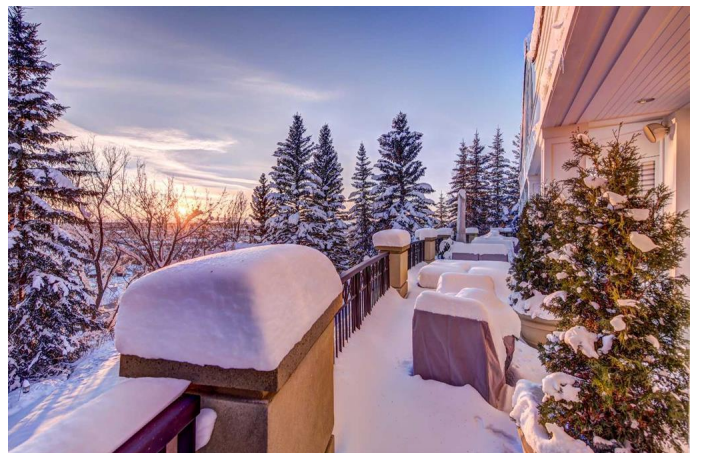
Signal Hill, Calgary, Alberta

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

### Exterior

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

### Additional Information

Date Listed January 6th, 2025  
Days on Market 99  
Zoning R-CG

## Listing Details

Listing Office          Century 21 Masters

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