

DEXTER/CO

LUXURY REAL ESTATE



DREAM FAMILY ESTATE

2724 SIGNAL RIDGE VIEW SW
CALGARY, AB
COMMUNITY OF SIGNAL HILL

exp[®]
REALTY

LUXURY

PROPERTY SPECS

5 BD 3.5 BA 4,793 SF

- BEAUTIFUL DOWNTOWN VIEWS
- DREAM OVERSIZED GARAGE WITH HEATED EPOXY FLOORS
- SPEAKER ZONES THROUGHOUT
- LUXURIOUS PRIMARY ENSUITE WITH STEAM SHOWER AND JETTED TUB
- STONE FEATURE WALLS THROUGHOUT
- HIGH END APPLIANCE PACKAGE

PROPERTY STATS

PROPERTY TYPE	TWO-STOREY
YEAR BUILT	1988
TOTAL DEVELOPED SF	4,793
ABOVE GRADE SF	3,128
LOT SIZE	7,071 SF



YOU HAVE ARRIVED

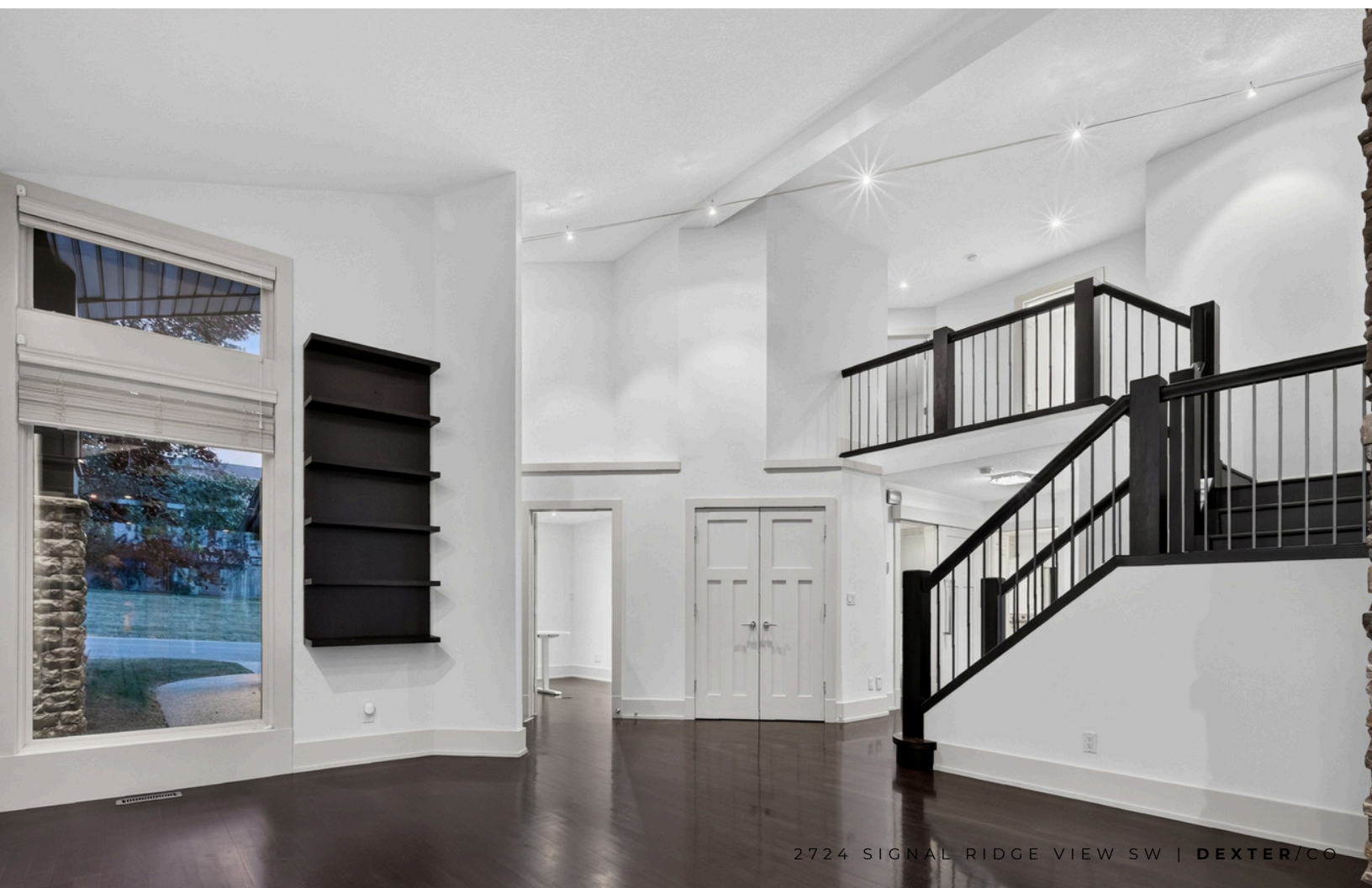
The front entrance immediately sets the tone, opening to a bright main floor where east-facing windows flood the interior with morning sun and dramatic stonework, rich hardwood and an open staircase create an unforgettable first impression.

KEY FEATURES:

- Welcoming foyer with a direct view into the home's grand principal spaces
- East-facing windows bring abundant natural light across the main level
- Floor-to-ceiling stonework creates a dramatic architectural focal point
- Open staircase with wood railings and iron spindles
- Main-floor office conveniently positioned near the front entrance
- Open sightlines and large wooden beams showcase the scale and craftsmanship of the interior from the moment you enter







WELL-APPOINTED CHEF'S KITCHEN

Designed for serious cooking and effortless entertaining, this magazine-worthy kitchen combines extensive showcase cabinetry, city views and an exceptional luxury appliance package with abundant prep space and direct access to the upper deck.

KEY FEATURES:

- Wolf six-burner gas range with flat-top cooking surface
- Sub-Zero refrigerator and freezer integrated into the extensive custom cabinetry
- Miele built-in coffee machine and Miele dishwasher
- Oversized waterfall-edge Quartz island with generous prep and gathering space
- Stainless steel backsplash creates a professional culinary focal point
- Extensive floor-to-ceiling wood cabinetry provides exceptional storage
- Large windows overlook the city skyline and surrounding landscape
- Patio door provides direct access to the upper deck spanning the rear of the home



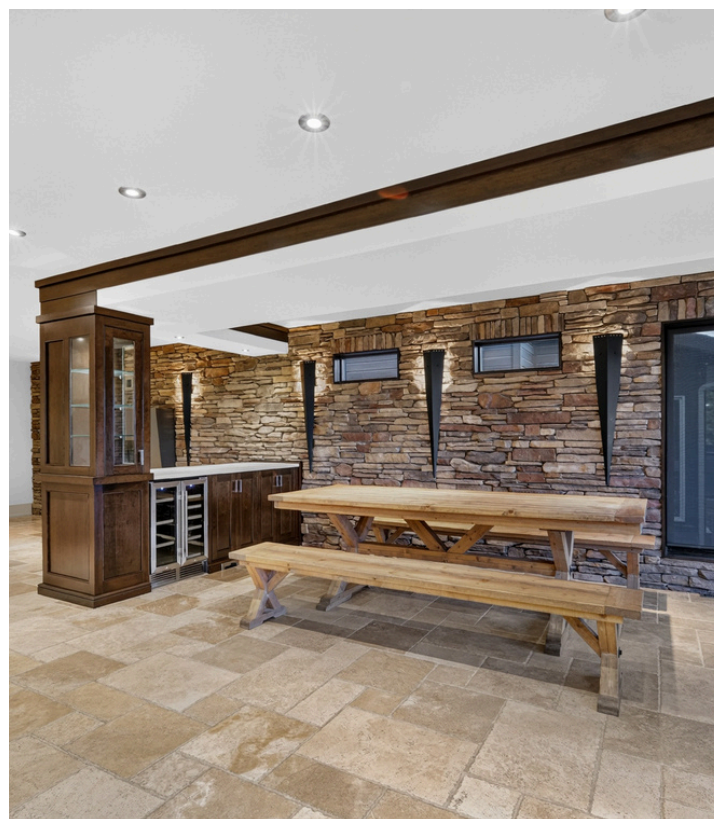


THE HEART OF ENTERTAINING

From casual meals to special occasions, this home offers multiple places to gather. The dining areas flow naturally to the kitchen, great room, and outdoor living spaces.

KEY FEATURES:

- Stunning stone feature wall connecting the breakfast nook and adjacent seating area, creating a warm and inviting focal point
- Additional cabinetry and beverage refrigerator provide stylish functionality to the breakfast nook/daily dining area and adjacent seating area
- Multiple access points to the patio and deck, extending the dining experience naturally outdoors
- Cozy gas fed wood-burning fireplace, perfect for gathering and relaxing
- Superb formal dining area with dramatic vaulted ceilings, highlighted by oversized architectural box beams, creating a bold structural focal point





MAIN FLOOR AUXILIARY SPACES

True to the rest of the home, these functional spaces are packed with high end finishes and upgrades!

KEY FEATURES:

- Spacious office adjacent to the front door with built-in speakers
- Half bath great for dinner guests
- Mudroom and laundry room combo with Travertine tile, floor to ceiling custom cabinetry, granite counter with sink, and plenty of clothing storage
- Abundance of additional storage
- Stacked LG washer and dryer



PRIMARY SUITE RETREAT

A true private retreat with the scale and comfort of a luxury hotel suite, the primary offers a spacious sitting area, gas fireplace, private balcony with city views, and a spa-inspired ensuite and custom built walk-in closet.

KEY FEATURES:

- Three sided gas fireplace creates a warm and intimate focal point
- Large windows fill the space with abundant natural light
- Expansive custom walk-in closet with solid wood cabinetry, extensive hanging space, shelving, and shoe storage
- Centre island provides additional organized storage and an elegant designer boutique feel
- Luxurious spa-inspired ensuite showcasing a spacious steam shower with floor-to-ceiling tile, a frameless glass enclosure, and decorative mosaic detailing
- Deep air-jet soaker tub with stunning city views framed by a large window
- His-and-hers separate vanities











LOWER LEVEL LIVING

Built for entertaining on a grand scale, the walkout lower level offers expansive recreation space, a wet bar, fireplace and direct backyard access, creating a natural destination for game nights, movie nights and relaxed gatherings.

KEY FEATURES:

- Wet bar with substantial storage and a beverage refrigerator
- Plenty of room for a pool table, games table or multiple entertainment zones
- Double sided gas fireplace anchors the media and lounge areas
- Additional rooms that offer flexibility as potential guest suites, office, or a home gym
- Wainscoting details throughout
- Three-piece lower-level bathroom adds convenience for guests
- Flexible open layout allows the entertaining spaces to evolve with changing needs
- Recessed ceilings speaker zones







PRISTINE OUTDOOR LIVING

The outdoor spaces are every bit as impressive as the interior, combining panoramic city views with multiple decks, terraces and a private landscaped backyard.

KEY FEATURES:

- Metal railings with glass inserts continue the homes elevated finish and preserve city skyline views
- Private upper balcony off the primary suite
- Walkout lower level opens to a covered terrace and backyard patio area
- Beautiful private backyard with an expansive lawn area
- Mature trees and established landscaping create a lush, sheltered setting
- Dream children's playhouse included
- Exposed aggregate finish on walk-out level





CAR LOVERS DREAM GARAGE

More than a place to park, the oversized heated garage offers the space, storage and finishing to function as a workshop.

KEY FEATURES

- Large additional side area provides room for motorcycles, recreational equipment or fitness use
- Radiant in-floor heating keeps the space comfortable year-round
- In-floor drainage
- Durable epoxy flooring provides a clean, finished appearance
- Extensive built-in storage cabinetry and wall-mounted organization
- Large workbench and dedicated project space
- Bright overhead lighting throughout
- Garage freezer and storage/work components included in purchase



ADDITIONAL HOME SPECS & INFO

Home Features:

- Fan coil heating system
- Radiant in-floor heating
- Recessed ceiling speaker zones throughout
- Durable natural hardwood flooring
- Central vac system
- Central A/C
- Tumbled Travertine tile throughout
- Tankless/on demand hot water
- H2O softener and filtration system
- Exposed aggregate finish on driveway, front walkway, and walkout level
- Natural stone details inside and outside

Upgrades:

- Freshly painted/touched up on the interior and exterior (2026)
- New Quartz counters and island extension (2022)
- Painted top to bottom (2022)
- New hardwood flooring in several locations (2022)



MAIN LEVEL FLOOR PLAN



MAIN LEVEL
1,750 SF

UPPER LEVEL FLOOR PLAN

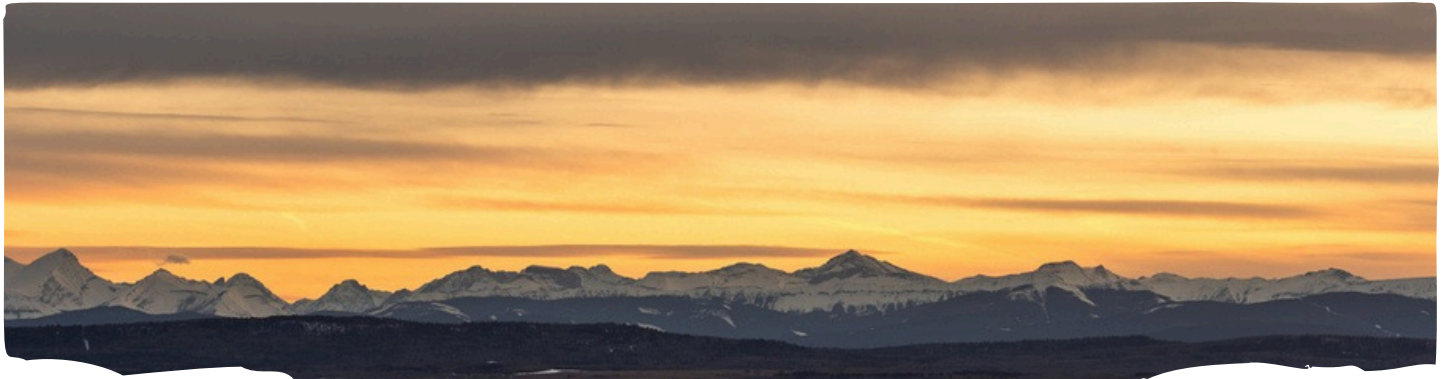
UPPER LEVEL
1,378 SF



LOWER LEVEL FLOOR PLAN



LOWER LEVEL
1,664 SF



COMMUNITY OF

Signal Hill



Perched on Calgary's western edge, Signal Hill is one of the city's most prestigious communities, offering an exceptional blend of natural beauty and urban convenience. Known for its rolling terrain and stunning Rocky Mountain views, the neighbourhood provides a serene atmosphere while remaining closely connected to key amenities.

Residents enjoy quick access to Aspen Landing Shopping Centre, Westhills Towne Centre, and Signal Hill Centre, making everyday errands and weekend outings effortlessly convenient. With downtown Calgary only 20 minutes away, commuting and city access are both easy and efficient.

Signal Hill is particularly renowned for its proximity to top-rated schools, including Webber Academy, Rundle College, and Ernest Manning High School. This makes the area highly desirable for families seeking strong educational opportunities within a safe and welcoming environment.

The community features a mix of sprawling estate homes, beautifully landscaped properties, and modern architectural designs. Its elevated streets and generous green spaces create a sense of openness and prestige, contributing to the neighbourhood's distinct character.



Active living is central to Signal Hill, with nearby amenities such as the Westside Recreation Centre, the Elbow Valley pathway system, and access to the trails of Griffith Woods Park. Whether enjoying fitness facilities, cycling routes, or nature walks, residents have endless ways to stay engaged outdoors.



For day-to-day living, the area offers boutique shopping, fitness studios, cozy cafés, and exceptional dining options. With its picturesque scenery, refined atmosphere, and unmatched convenience, Aspen Woods delivers an elevated lifestyle in one of Calgary's premier residential settings.



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