



GRASSROOTS
REALTY GROUP

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2888 Signal Hill Drive SW
Calgary, Alberta

MLS # A2336646



\$899,900

Division:	Signal Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,821 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Steam Room

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: na

****Welcome to this beautifully maintained 2-storey home situated on a desirable corner lot in the sought-after community of Signal Hill.**** Offering a bright and spacious layout with impressive vaulted ceilings and an abundance of natural light, this home provides exceptional space for everyday living and entertaining. The main floor features an inviting living room with a cozy wood-burning fireplace**, a well-appointed kitchen, dedicated coffee bar, family room and dining area. Step outside onto the large balcony**, creating a wonderful extension of the living space and overlooking the beautifully landscaped backyard. Upstairs, you'll find 3 spacious bedrooms featuring heated floors, including an impressive primary retreat complete with a luxurious 5-piece ensuite with a relaxing soaker tub and steam shower. The newly renovated walkout basement adds tremendous versatility, featuring its own kitchen, living area and bedroom, along with direct access to the backyard. Outside, the fully fenced corner lot offers a fantastic combination of a large green space and concrete patio area, providing plenty of room for entertaining, relaxing and enjoying the outdoors. With its vaulted ceilings, heated upper-level floors, multiple living spaces, wood-burning fireplace, walkout basement, newly renovated lower level and beautiful corner-lot yard,, this Signal Hill home offers a unique combination of comfort, functionality and space. A must-see property—book your private showing today!