



**GRASSROOTS**  
REALTY GROUP

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**341 Signal Hill Point SW**  
**Calgary, Alberta**

**MLS # A2240503**



**\$1,179,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,422 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Triple Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, Pie Shaped Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, High Ceilings, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Wet Bar		

**Inclusions:** Refrigerator, Electric Stove, Dishwasher, Microwave, Hood Fan, Bar Fridge (2), TV Mount (2), All Window Coverings, (2) Garage Door opener with control (s), Security Cameras (as is), Shed, Play Structure

Welcome to your forever family home nestled in the heart of Signal Hill, one of Calgary's most sought-after communities. Situated on a quiet cul-de-sac, this stunning 4-bedroom, 3-bathroom residence features a rare triple car garage and offers the perfect blend of comfort, functionality, and timeless style. Step inside to a grand entrance with soaring ceilings that stretch to the second floor, paired beautifully with rich hardwood flooring throughout the main level. A front-facing den provides an ideal home office space, while the spacious great room offers a cozy fireplace and open sightlines to the updated kitchen—complete with sleek white cabinets, quartz countertops, stainless steel appliances, and a walk-in pantry. The formal dining room flows into the elegant living room, accented by large windows that fill the space with natural light. The curved staircase leads you to the upper level, where the expansive primary bedroom awaits behind charming French doors. Enjoy a spa-like 5-piece ensuite with in-floor heating and a walk-in closet equipped with a custom organizer. Two additional bedrooms, a 4-piece bath, and a conveniently located laundry room complete the upper floor. The fully finished basement is perfect for a growing family and guests alike, offering a fourth bedroom, a full 3-piece bath, a flex room, and a cozy media space with a kids' nook and wet bar with beverage fridge. Outside, your backyard oasis awaits—with a two-tiered deck, gas fire pit, mature trees, and a spacious area perfect for summer BBQs and entertaining. Located near desirable schools, Signal Hill Shopping Centre, parks, and with easy access to Stoney Trail, this home has everything your family needs and more!