



# 3223 Signal Hill Drive Calgary Alberta

\$1,095,000

\*See last 3 photos for detailed feature sheet\* We are proud to present this massive, exquisitely renovated front walkout bungalow in the prestigious community of Signal Hill. Offering 4 bedrooms and 3 bathrooms, this exceptional residence showcases 2,938ft2 of total refined living space across two beautifully designed levels, including 1,596ft2 on the main floor. At the heart of the home is a truly showstopping open-concept kitchen--a space that must be experienced to be fully appreciated. Designed for both everyday living and elegant entertaining, it features a 36" induction range, expansive quartz island with eating bar, custom hood fan, pot filler, striking backsplash, and sleek new cabinetry. The primary retreat is a private sanctuary, complete with a spacious walk-in closet and a spa-inspired ensuite. Indulge in the freestanding soaker tub, oversized walk-in shower, rustic vanity, and exquisite tilework--every detail thoughtfully curated to create a calming, luxurious escape. Additional premium features include a heated garage, central air conditioning, modern fireplace, engineered hardwood flooring, triple-pane windows, instant hot water system, new blinds throughout including some with motors, and a high-efficiency furnace with UV air filtration. Privacy film on the windows enhances comfort without sacrificing natural light. A large, secure locked storage room in the basement is available for buyer inspection. Signal Hill has long been one of the city's most sought-after neighbourhoods, rich in both prestige and history. The home's address pays homage to the four Alberta battalions of World War I, who trained at the base of Signal Hill--an enduring legacy commemorated by the iconic geoglyphs visible from Stoney and Sarcee Trail. Enjoy breathtaking mountain views from the west-facing balcony, along with close proximity to excellent schools, effortless access ...

Bedroom 16.42 Ft x 11.92 Ft  
 Bedroom 14.92 Ft x 11.92 Ft  
 3pc Bathroom .00 Ft x .00 Ft  
 Storage 14.75 Ft x 7.33 Ft

Primary Bedroom 14.58 Ft x 11.33 Ft  
 5pc Bathroom .00 Ft x .00 Ft  
 Bedroom 12.25 Ft x 9.83 Ft  
 4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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RE/MAX Landan Real Estate

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**RE/MAX Realty Professionals**

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