



76 Sierra Vista Close Calgary Alberta

\$1,070,000

Welcome to a truly ONE OF A KIND custom built 1790sqft 'raised' bungalow showcasing unparalleled elegance, design and architectural refinement. Located in "The Summit", on one of the most desirable streets of Signal Hill, this meticulously maintained custom built Fancy Shack home, on a large SW facing 920sq.mt lot, offers timeless charm as well as optimal functionality, location and mountain views. Just minutes walk to the Westhills shopping and entertainment complex, Battalion Park elementary school, parks, playgrounds and outdoor rinks, and quick access to the new ring road, this true Estate home must be seen to be truly appreciated. Stepping inside you will immediately notice the attention to detail, the thoughtfully considered use of space for family enjoyment and the evident pride of ownership. The large foyer with custom tile detail leads upstairs where beautiful hardwood floors, high ceilings and expansive windows illuminate the open concept living space. The spacious living room features a cozy gas fireplace and wall of windows, seamlessly flowing into the breakfast area and formal dining room adorned with artisan sculpted ceiling details and a built-in sideboard, complemented by access to the generously sized back deck. The kitchen boasts top of the line stainless steel appliances, raised breakfast bar for morning coffee, a gas range on the central island, ample cabinetry and granite countertops. The primary bedroom is a serene retreat with large windows and a two-way gas fireplace into the spacious ensuite featuring a corner tub, separate shower, dual vanities and walk in closet. A second bedroom, complete with Murphy bed and built in desk, offers French door access to the back deck with a four-piece bathroom nearby for enhanced convenience. Descend to the lower level, where in-slab heating ensures year round comfort. The family room with a third gas fire...

Foyer 19.50 Ft x 8.00 Ft
 Family room 18.67 Ft x 17.67 Ft
 Recreational, Games room 16.67 Ft x 14.00 Ft
 Bedroom 13.00 Ft x 11.00 Ft
 Laundry room 9.50 Ft x 5.50 Ft
 Furnace 12.17 Ft x 5.33 Ft

Kitchen 16.50 Ft x 13.17 Ft
 Dining room 16.00 Ft x 11.00 Ft
 Breakfast 14.00 Ft x 11.00 Ft
 Primary Bedroom 18.00 Ft x 12.67 Ft
 Bedroom 14.50 Ft x 12.67 Ft

4pc Bathroom Measurements not available
 Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

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3pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Living room 16.33 Ft x 15.17 Ft