



## 217 Sirocco Place Calgary Alberta

\$850,000

Step into this extraordinary original CEDARGLEN showhome, nestled in the vibrant community of Signal Hill. Known for its mountain views, lush green spaces, and a welcoming spirit, Signal Hill offers an unparalleled living experience. With top-rated schools, Westside Recreation Centre, and shopping hubs like Westhills Towne Centre and Signal Hill Centre just minutes away, you'll have everything you need at your fingertips. Just 15 mins drive to downtown or walk 700m to the nearby C-Train for an 11-minute ride downtown! A bike ride through nearby Edworthy Park and along the Bow River can get you downtown in 32 minutes! Beautiful hardwood and luxury laminate floors flow seamlessly throughout: No carpet here! Enjoy easy maintenance and a modern look with all hard surface flooring. Expansive Oversized Lot: Enjoy the freedom of a huge lot with generous sideyards, perfect for gardening, play, or simply relaxing. Garden Boxes: Grow your own fresh produce and flowers in the convenient garden boxes. Two Cozy Fireplaces: Warm up by one of the two woodburning fireplaces, perfect for those chilly Calgary evenings. Chef's Dream Kitchen: The updated kitchen boasts white cabinets, stainless steel appliances, pantry cabinets, coffee/buffet station, and a large island. The spacious eat-in area is ideal for casual family meals. Elegant Dining: Host unforgettable dinners in the formal dining area. The living room features vaulted ceilings and large windows, creating a bright and airy space. The fully finished walkout basement opens with a separate entrance to a large patio and yard, perfect for summer barbecues and gatherings. Take in the views from the expansive upper-level deck, a perfect spot for morning coffee, outdoor dining, or evening relaxation. Convenient main floor laundry room with ample storage space. The oversized, insulated double attached garage includes an accessibilit...

Recreational, Games room 4.89 M x 6.25 M

Family room 4.53 M x 7.27 M

Bedroom 4.74 M x 3.49 M

Bedroom 3.25 M x 3.52 M

Bedroom 5.26 M x 3.29 M

Other 1.90 M x 1.65 M

Dining room 3.72 M x 3.64 M

Laundry room 1.72 M x 1.78 M

Bedroom 3.36 M x 3.73 M

Primary Bedroom 5.20 M x 3.96 M

Other 1.82 M x 3.73 M

3pc Bathroom 4.18 M x 2.00 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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CIR

REALTY

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Furnace 3.28 M x 2.13 M

4pc Bathroom 2.00 M x 3.08 M

Other 2.47 M x 1.55 M

Living room 4.50 M x 3.63 M

4pc Bathroom 2.43 M x 1.50 M

Breakfast 4.20 M x 1.52 M

Other 6.76 M x 5.10 M