



106 Sienna Hills Drive Calgary Alberta

\$1,200,000

A great opportunity to make this 6 bedroom, 4 bathroom executive home with over 4600 sq. ft of living space in the desirable community of Signal Hill yours at an affordable price. Well designed with very spacious rooms, this property which is largely in original condition, offers the opportunity to live in it as is with minor changes, renovate and update it to your personal taste in a total makeover or stage the updates in smaller segments over time. Set on a large corner lot with an impressive stone fence on the street side gives this home great street appeal. The spacious grand entrance with vaulted ceiling and equally impressive grand staircase creates an open expansive feel to the home. This theme carries through the entire home starting with the living room with a 10' ceiling and full height windows bringing in lots of natural light. A large dining room provides the opportunity to host elegant dinners for friends and large family gatherings. The kitchen has updated stainless steel appliances, a pantry and an updated ceiling. A spacious breakfast nook with a bay window plus built-in cabinets can accommodate the entire family. Step out onto the deck for a morning coffee, lunch or BBQ and enjoy the mature rear yard. A family room with stone fireplace and a full wall of built-ins is a great gathering place for family or friends in a casual environment. An office/bedroom, separate laundry room and 4-piece bath are on the main level. Head to the upper level and take in the view of the open to below grand entrance. An impressive primary suite awaits with plenty of space for a king size bed and a seating area for your private retreat. A 5-piece en-suite with walk-in shower and walk-in closet add to the comfort of the primary bedroom. Three additional bedrooms, 2 of them with walk-in closets and a 4-piece main bath are all part of the upper level. The lower level offers...

Primary Bedroom 24.92 M x 17.00 M

Bedroom 14.08 M x 14.08 M

Bedroom 13.33 M x 11.42 M

Bedroom 14.33 M x 9.92 M

4pc Bathroom 10.75 M x 7.58 M

5pc Bathroom 11.58 M x 12.42 M

Bedroom 13.83 M x 10.08 M

4pc Bathroom 7.83 M x 4.92 M

Living room 13.42 M x 18.00 M

Dining room 15.33 M x 11.50 M

Family room 14.25 M x 17.67 M

Kitchen 12.00 M x 11.58 M

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

Listing Presented By:



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Recreational, Games room 20.67 M x 16.83 M

Breakfast 10.58 M x 20.08 M

Other 12.83 M x 11.83 M

Office 14.58 M x 9.42 M

Kitchen 11.58 M x 10.25 M

Other 8.17 M x 11.00 M

Bedroom 9.58 M x 17.58 M