



## 113 Sierra Vista Terrace Calgary Alberta

\$995,000

Welcome to 113 Sierra Vista Terrace SW, a beautifully maintained two-storey home tucked away on a quiet cul-de-sac in the sought-after community of Signal Hill. This inviting residence offers a bright and functional layout, with spacious main floor living and dining areas, a cozy fireplace, and a well-appointed kitchen with ample cabinetry and counter space. Upstairs features three generous bedrooms, including a primary suite with a walk-in closet and private ensuite. The fully developed basement with a separate entrance is currently set up as a self-contained suite and in the process of being legalized—offering incredible flexibility for extended family living or future rental income. Enjoy outdoor living in the sunny, landscaped backyard, perfect for relaxing or entertaining. Ideally located close to parks, top-rated schools, shopping at Signal Hill Centre, public transit, and major roadways, this home presents an exceptional opportunity to own in one of Calgary's most desirable west-side communities. (id:6769)

4pc Bathroom 9.08 Ft x 5.00 Ft  
4pc Bathroom 9.08 Ft x 8.58 Ft  
Bedroom 12.33 Ft x 8.92 Ft  
Bedroom 10.92 Ft x 9.00 Ft  
Primary Bedroom 12.58 Ft x 12.25 Ft  
4pc Bathroom 5.25 Ft x 9.58 Ft  
Bedroom 9.67 Ft x 9.67 Ft  
Bedroom 13.67 Ft x 9.42 Ft  
Kitchen 22.33 Ft x 13.58 Ft

Recreational, Games room 13.33 Ft x 19.83 Ft  
Furnace 11.58 Ft x 10.00 Ft  
2pc Bathroom 5.58 Ft x 5.33 Ft  
Dining room 10.83 Ft x 15.67 Ft  
Family room 13.83 Ft x 17.58 Ft  
Foyer 9.92 Ft x 8.58 Ft  
Kitchen 16.33 Ft x 13.75 Ft  
Living room 11.92 Ft x 11.33 Ft  
Office 9.50 Ft x 11.17 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)