



# 195 Sienna Hills Drive Calgary Alberta

\$1,299,900

Prepare to be captivated by this spacious WALK-OUT BUNGALOW nestled up high in the sought after community of Signal Hill offering beautiful CITY VIEWS! With an impressive 4,500 square feet of living space, this home is an absolute must-see! The open floor plan with high VAULTED CEILINGS and LARGE WINDOWS throughout welcomes lots of natural lighting in and creates a warm and inviting feel to the home. The GENEROUS PROPORTIONS OF EACH ROOM offers ample space for both relaxation and entertainment. With two bedrooms upstairs, an office & two extra bedrooms in the basement plus FOUR FULL BATHROOMS, this home is great for a big family even or those who have guests often. Many modern improvements have been upgraded to this home over the past four years which includes NEW CARPET, TILE FLOORING and BACKSPASHES, APPLIANCES, PLUMBING, GRANITE COUNTER TOPS, KNOCKDOWN CEILING, LIGHT FIXTURES, POT LIGHTS, DECORA SWITCHES, FRESH PAINT, VINYL FLOORING in the basement and WINDOW COVERINGS. Even the FIREPLACE and tile surround on the main floor is also NEW. The ENSUITE and THREE FULL BATHROOMS have all been stunningly RENOVATED too! A UTILITY KITCHEN was added in the basement, great for catering big groups, canning, cooking stews and has lots of extra pantry space. The exterior has been refreshed with a NEW FRONT ENTRANCE & GARAGE DOOR, NEW RAILING & DECK FLOORING, NEW FASCIA and DOWN SPOUTS, the STUCCO RESTORED & PAINTED as well as EXTRA CONCRETE was poured for easy garbage, recycle & compost bin storage. The NEW ROOF was replaced a mere six years ago and an UNDERGROUND SPRINKLER system has been recently installed for effortless lawn maintenance. The mudroom is equipped with a sink and is plumbed as well as wired for a washer and dryer should you prefer your laundry space to be on the main floor. A new GAS HEATER in the garage makes the winter months less harsh. This home has been...

Recreational, Games room 29.50 Ft x 19.33 Ft  
 Bedroom 10.92 Ft x 14.92 Ft  
 Bedroom 13.67 Ft x 15.67 Ft  
 Bonus Room 16.67 Ft x 16.92 Ft

Kitchen 12.25 Ft x 15.50 Ft  
 Breakfast 12.17 Ft x 8.83 Ft  
 Family room 15.17 Ft x 16.92 Ft  
 Primary Bedroom 14.50 Ft x 14.00 Ft

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Listing Presented By:



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Other 10.67 Ft x 9.67 Ft

3pc Bathroom 10.92 Ft x 8.42 Ft

4pc Bathroom 10.58 Ft x 8.33 Ft

Living room 11.92 Ft x 13.42 Ft

Dining room 14.33 Ft x 11.83 Ft

5pc Bathroom 14.58 Ft x 8.00 Ft

Bedroom 10.92 Ft x 11.17 Ft

Office 13.17 Ft x 12.50 Ft

4pc Bathroom 11.08 Ft x 5.08 Ft