



## 2281 Sirocco Drive Calgary Alberta

\$1,199,999

OPEN HOUSE: 1 PM - 4 PM on OCT 12, & OCT 13, 2024. \*\*Exclusive Luxury Farm-Style walkout Bungalow with mountain view in Signal Hill\*\*Seize the opportunity to own this fully renovated farm-style bungalow, a true gem with a developed walkout basement and breathtaking mountain views. This exquisite home features 4 spacious bedrooms and 3 full bathrooms, adorned with modern light fixtures, vaulted ceilings, and expansive new windows that flood the space with natural light. Step onto the magnificent wall-to-wall deck, designed for effortless entertaining and tranquil relaxation amid stunning scenery. The gourmet kitchen is a chef's dream, featuring top-of-the-line KitchenAid appliances, a pull-out pantry, a custom hood fan canopy, and soft-close cabinets and drawers. Throughout the home, indulge in luxurious quartz countertops, modern tiles, and elegant hardwood flooring—even in the basement. This stunning bungalow boasts beautifully landscaped grounds, adding to its allure and functionality. Additional exclusive features include an EV charger rough-in in the attached garage, solar panels rough-in, garage heater rough-in, a new hot water tank, a new furnace, and electric fireplaces that ensure both comfort and peace of mind. With air conditioning to keep you cool during Calgary summers, and a south-facing backyard and master bedroom that invite sunlight and panoramic views, this home is truly exceptional. As you drive up the driveway, you're greeted by the striking downtown Calgary skyline to the East—a daily reminder of the vibrant city you call home. This exclusive luxury bungalow won't last long on the market. Act quickly—contact your favorite realtor today for a personal showing before it's gone! (id:6769)

3pc Bathroom 6.58 Ft x 6.75 Ft  
Bedroom 11.25 Ft x 14.25 Ft  
Bedroom 11.50 Ft x 10.75 Ft  
Family room 25.33 Ft x 19.25 Ft  
Other 14.25 Ft x 9.00 Ft  
Furnace 21.83 Ft x 13.58 Ft  
3pc Bathroom 7.50 Ft x 4.67 Ft

Bedroom 12.08 Ft x 10.83 Ft  
Dining room 9.92 Ft x 13.25 Ft  
Foyer 10.42 Ft x 6.25 Ft  
Other 13.75 Ft x 19.50 Ft  
Laundry room 6.25 Ft x 9.67 Ft  
Living room 13.42 Ft x 22.50 Ft  
Primary Bedroom 11.83 Ft x 15.75 Ft

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

Listing Presented By:



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