



23 Sierra Nevada Way Calgary Alberta

\$930,000

HOME SWEET HOME! Welcome to your exquisite, meticulously maintained and upgraded 2 storey family home situated on a generous, private lot with BREATHTAKING LANDSCAPING in the sought-after community of Signal Hill in Calgary's exclusive West Side! This spectacular and tremendously developed home offers 4 bedrooms, 3.5 bathrooms, 2,920+ SQFT of sophisticated, executive living space throughout, charming curb appeal and central air conditioning. Upon walking in you are greeted by the sun drenched open concept main floor layout with a lovely living room flooded by natural sunlight with an elegant and cozy three sided gas fireplace, open dining area, breakfast nook and a gourmet chefs kitchen with premium stainless steel appliances including a gas range, a focal point peninsula island with an eating bar and a built-in book shelf, ample cabinet space, a corner pantry and access to the large tiered patio. Completing the main floor is a corner office with French doors, bright foyer, powder room and convenient main floor laundry mud room with a sink. Upstairs boasts beautiful vinyl plank flooring throughout, 3 generous sized bedrooms (the primary retreat with a massive walk-in closet and the freshly updated, stunning spa-like 5 piece ensuite with heated floors, relaxing corner jetted tub, separate shower and double vanity sinks, bedroom with a walk-in closet and bedroom with vaulted ceilings), a den/loft and a wonderful 4 piece bathroom. The fully finished basement boasts a large recreation/family room with wall to wall oak built-in shelving, stained glass and French door features, a wet bar, an entertainment system, cozy gas fireplace, a 4th spacious bedroom, a 3 piece bathroom with heated floors and towel rack, a rustic sauna and a storage/utility room that's perfect for all of your storage needs. Outside, you will find a double attached garage with additional driveway...

Recreational, Games room 22.58 Ft x 22.00 Ft

Bedroom 12.08 Ft x 12.00 Ft

3pc Bathroom 9.33 Ft x 6.92 Ft

Sauna 6.00 Ft x 6.00 Ft

Furnace 16.00 Ft x 15.00 Ft

Foyer 7.00 Ft x 5.00 Ft

Laundry room 14.67 Ft x 7.50 Ft

2pc Bathroom 5.17 Ft x 5.00 Ft

Other 20.75 Ft x 12.25 Ft

Primary Bedroom 13.42 Ft x 13.00 Ft

5pc Bathroom 15.17 Ft x 10.33 Ft

Other 7.33 Ft x 4.25 Ft

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Listing Presented By:



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<http://www.homesweethometeam.ca/>



Real Estate Professionals Inc.

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

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Kitchen13.08 Ft x 12.25 Ft

Breakfast13.17 Ft x 9.67 Ft

Living room16.58 Ft x 15.50 Ft

Office11.00 Ft x 9.33 Ft

Bedroom15.58 Ft x 15.50 Ft

Other10.33 Ft x 3.50 Ft

Bedroom12.33 Ft x 9.33 Ft