



## 31 Sierra Nevada Close Calgary Alberta

\$869,900

This 1900 sq. foot, 3-bedroom family home is immaculately kept and has been extensively renovated with modern, up-to-date finishes. The kitchen is a showstopper with custom cabinets and pantry door, high-end appliances, quartz counters, pull-outs in every lower cupboard, large island with eating bar, and a built-in breakfast nook. On the main floor you will also find a spacious foyer, flex space currently being used as a dining room, 2-piece bathroom/laundry room combination, and a bright family room that has entrance into the remarkable back yard. The back deck has been extended and looks onto the mature and private yard. This beautiful home backs onto a green space, with no neighbours visible from the rear windows. The second level has hardwood throughout and is home to a cozy bonus room, second bedroom large enough for a king size bed, and large primary with 5-piece ensuite and spacious walk-in closet. In the basement you will find another bedroom, 4-piece washroom, rec room and ample storage. With a brand new furnace, central air conditioning, new hot water tank in 2021, new roof in 2012. This home is perfectly located Signal Hill, in walking distance to Westhills shopping, schools, parks, walking paths, recreation centres and the LRT. Please click the multimedia tab for an interactive virtual 3D tour and floor plans. (id:6769)

4pc Bathroom 8.42 Ft x 5.00 Ft

5pc Bathroom 13.50 Ft x 8.92 Ft

Bedroom 12.08 Ft x 9.92 Ft

Living room 17.00 Ft x 15.00 Ft

Primary Bedroom 17.33 Ft x 14.25 Ft

Other 11.17 Ft x 4.58 Ft

4pc Bathroom 7.67 Ft x 8.00 Ft

Bedroom 10.67 Ft x 9.75 Ft

Recreational, Games room 16.25 Ft x 12.58 Ft

Storage 10.33 Ft x 6.33 Ft

Storage 11.33 Ft x 6.00 Ft

Furnace 9.25 Ft x 7.75 Ft

2pc Bathroom 7.00 Ft x 5.25 Ft

Breakfast 13.58 Ft x 7.67 Ft

Dining room 12.42 Ft x 10.92 Ft

Family room 16.58 Ft x 13.50 Ft

Foyer 11.25 Ft x 10.58 Ft

Kitchen 13.25 Ft x 10.25 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Southern Realty

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