



# 106 Sienna Hills Drive Calgary Alberta

\$1,040,000

**\*PRICE REDUCTION!!\* INVESTORS, RENOVATORS, HOMEOWNERS EAGER TO CREATE YOUR PERSONALIZED DREAM HOME, DONT MISS OUT ON THIS ONE!!** Prime luxury renovation opportunity in prestigious Signal Hill, one of Southwest Calgary's most established and desirable executive communities. With over 4,600 sqft of developed living space, this expansive 7-bedroom, 4-bathroom home offers the scale, layout and location for the necessary for a high-end transformation. A investment opportunity that cant be beat, for your family or for re-sale. Enter into the impressive foyer with soaring high ceilings and a grand staircase that will wow you!! Large west-facing windows flood the home with natural light. Relax in your formal living room with family and friends after the perfect dinner in your formal dining room. The generous sized kitchen, with large breakfast nook and family room that has charming stone wall wood/gas burning fireplace is a great place to relax and enjoy anytime but especially on those chilly nights. This really opens the door for a luxury redesign tailored to todays lifestyle. A unique feature of this home is the main floor bedroom rare find in a 2-storey home. Great for people with mobility challenges as there is 4pc bathroom and main laundry room also. This bedroom could also be used as office or den. Upstairs, the oversized primary suite is ready for the largest of beds, a seating/reading area for relaxing and a walk-in closet. The attached 5pc bathroom has double sinks, jetted tub, stand-up shower, water closet. The primary suite is its own private retreat. Secondary bedrooms are a great size perfect for any family. The fully developed basement offers incredible versatility. Reconfigure into a luxury entertainment level with theater, wine room, gym, or guest quarters. With the right vision, this home can compete with newer high-end builds at a significantly higher res...

- Bedroom 14.25 Ft x 14.42 Ft
- Bedroom 14.58 Ft x 10.08 Ft
- Bedroom 13.58 Ft x 11.58 Ft
- Primary Bedroom 24.92 Ft x 13.42 Ft
- 5pc Bathroom 11.75 Ft x 12.58 Ft
- 4pc Bathroom 10.83 Ft x 7.58 Ft

- Kitchen 11.75 Ft x 10.42 Ft
- Recreational, Games room 20.75 Ft x 16.75 Ft
- 4pc Bathroom 8.25 Ft x 5.00 Ft
- Bedroom 14.75 Ft x 9.58 Ft
- Dining room 15.50 Ft x 11.58 Ft
- Family room 14.42 Ft x 17.67 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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4pc Bathroom 7.92 Ft x 5.25 Ft

Bedroom 14.08 Ft x 10.33 Ft

Bedroom 9.67 Ft x 17.75 Ft

Bonus Room 12.75 Ft x 11.58 Ft

Kitchen 12.17 Ft x 11.67 Ft

Laundry room 10.58 Ft x 7.08 Ft

Living room 13.67 Ft x 18.17 Ft