



## 107 Sierra Nevada Close Calgary Alberta

\$769,900

OPEN HOUSE NOV 22 from 12-2pm. STUNNING FAMILY HOME ON A QUIET CRESCENT BACKING ONTO GREENSPACE/WALKING PATHS. Welcome to your dream home with over 2,500 sq. ft. of beautifully maintained living space nestled on a peaceful crescent backing directly onto a greenspace and walking path, with no neighbours behind. The main floor impresses with a lovely kitchen featuring granite countertops, maple cabinets, tile backsplash, a breakfast bar, large pantry, stainless steel appliances, and maple hardwood floors. The spacious living room centres around a cozy natural gas fireplace and offers views of the expansive backyard and peaceful greenbelt beyond. Also on this level are a generous dining room, an enclosed den/office, and a charming 2-piece bathroom. Upstairs, hardwood floors flow throughout the stairs, landing & bedrooms. The huge master suite overlooks the walking path and boasts an upgraded 3-piece ensuite bath plus a large walk-in closet. Two additional spacious bedrooms share a beautifully finished 4-piece bathroom with tile flooring, tub/shower with tile surround, and a stone countertop. The fully developed basement adds valuable living space, including a large family room and oversized bedroom which is perfect for guests or growing families. Bonuses: newer roof (2010), low-maintenance composite deck, upgraded insulation in main level and attic (R15 installed in 2015), front and rear door replacements (2019), VacuFlo central vacuum system, and central A/C. The home is just steps from a tot lot and surrounded by a network of pathways. This location offers excellent schooling options, with full K-12 access including Battalion Park School (K-6), A.E. Cross School (7-9, offering Spanish bilingual programs), and Ernest Manning School (10-12). You are also within walking distance of everything Westhills has to offer including groceries, theatre, restaurants, pharmacy,...

Primary Bedroom 16.33 Ft x 11.00 Ft

Bedroom 10.25 Ft x 10.25 Ft

Bedroom 12.00 Ft x 9.50 Ft

4pc Bathroom 7.67 Ft x 5.00 Ft

3pc Bathroom 11.00 Ft x 8.25 Ft

Dining room 12.00 Ft x 8.67 Ft

Living room 15.00 Ft x 15.83 Ft

Foyer 6.33 Ft x 9.17 Ft

Den 8.25 Ft x 10.58 Ft

Laundry room 5.50 Ft x 4.33 Ft

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Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

<http://www.robynhauck.com/>

**RE/MAX Realty Professionals**

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Family room 11.67 Ft x 21.00 Ft

Bedroom 14.00 Ft x 11.67 Ft

Kitchen 9.83 Ft x 12.75 Ft

Other 15.00 Ft x 16.00 Ft

2pc Bathroom 5.50 Ft x 5.08 Ft