



118 Sienna Hills Drive Calgary Alberta

\$975,000

OPEN HOUSE SUNDAY DECEMBER 7TH, FROM 2PM TO 4PM. Located in the exclusive area of Sienna Hills Estates and within the community of Signal Hill on Calgary's desirable 'West Side', this incredible family home offers four bedrooms, four bathrooms, a double attached garage and a fully finished walk-out basement. Gigantic mature trees and landscaping create a welcoming curb appeal while providing maximum privacy from neighbouring homes. Upon entering, you are welcomed by soaring vaulted ceilings, a 'showpiece' curved central staircase and formal living and dining room spaces. The well-appointed kitchen boasts stainless steel appliances, including a new dishwasher and hood vent fan, dove grey cabinets, a central granite island and a cozy breakfast nook set into a bay window. The sunken family room is centered around a wood-burning fireplace flanked by custom built-ins and a coordinating mantle. The upper level is adorned with new carpet and offers two large children's bedrooms with a full bathroom. The primary suite boasts plenty of space for a king-sized furniture set, a city skyline view, a spacious walk-in closet and a luxurious ensuite with dual vanities, a glass shower and a jetted corner tub. The lower-level walk-out includes a fourth bedroom with a fabulous luxury office, a full bathroom, a games room with a wet bar and a cozy family room. Enjoy the outdoors on the backyard covered patio, the main floor balcony or the private balcony off the primary suite. Located within walking distance of some of Calgary's most desirable schools, restaurants, shops and professional facilities and within a short drive to the downtown core, this well-established neighborhood is the ideal place to raise a family. (id:6769)

Bedroom 10.92 Ft x 14.17 Ft

Office 8.42 Ft x 6.50 Ft

Recreational, Games room 12.25 Ft x 12.83 Ft

Family room 17.17 Ft x 13.42 Ft

3pc Bathroom Measurements not available

Kitchen 16.67 Ft x 11.83 Ft

Breakfast 8.92 Ft x 5.08 Ft

Living room 14.33 Ft x 12.00 Ft

Dining room 13.00 Ft x 12.00 Ft

2pc Bathroom Measurements not available

Primary Bedroom 14.75 Ft x 15.42 Ft

Bedroom 9.00 Ft x 10.58 Ft

Bedroom 10.00 Ft x 11.83 Ft

4pc Bathroom Measurements not available

a

Listing Presented By:



Originally Listed by:
Coldwell Banker Mountain Central

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

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Family room 14.33 Ft x 13.42 Ft

5pc Bathroom Measurements not available