



2199 Sirocco Drive Calgary Alberta

\$998,888

STUNNING TOP-BOTTOM RENOVATED 2 STOREY with WALK OUT! This FANTASTIC FAMILY HOME offers Loads of Beautiful Living Spaces AND the highly desirable SOUTH BACK YARD. Light Filled Main Floor with Wide Plank White Oak Engineered Hardwood. Spacious Formal Living Room smoothly transitions into the Formal Dining Room. "WOW" Kitchen with white Quartz Countertops, S/S Appliances + ceiling height Cabinetry. Window above sink allows you to view kids playing in the yard. Light Filled Informal Eating area open to Sitting/ Study space. Access the fabulous Large Deck with its Glass Railing. Perfect for dining, relaxing, watching the kids play & entertaining. Adjacent Family Room with Wet Bar & WOOD BURNING FIREPLACE with gas assist offers a wonderful space to hang out. Powder Room + very recently updated MUDROOM/Laundry with loads of storage, complete this level. Upstairs comprises 3 generous sized Bedrooms. Superb Master Suite with VAULTED Ceiling, Walk -In Closet & ultra practical adjoining Nursery, Office or Dressing Room! The Luxurious En-Suite features Dual Sinks, SEPARATE Toilet Room, Shower, Free Standing Tub + In Floor Heat. Loads more Living space in the BRIGHT, Fully Developed LOWER LEVEL WALK OUT sporting a Large Rec Room, Bedroom, Full Bath + Office. EXTENSIVE RENOVATIONS include all Windows, Bathrooms, Kitchen, Flooring, Carpets, recessed Lighting + Fixtures, Electrical, removal of all Poly B, concrete Driveway, Painting & Window Coverings. Current owners further elevated this gorgeous home with customized cabinetry & storage in the Mud Room, Laundry & Nursery, added Central A/C & Vacuum System, Landscaped plus installed the stairway & hall Carpet Runner. EXCELLENT LOCATION. WALK to Shopping + the West LRT! Close to GREAT SCHOOLS, Ernest Manning, Battalion Park, Rundle. Minutes to downtown. Nearby amenities of West Side Rec Center, West Hills, ...

4pc Bathroom .00 Ft x .00 Ft

Bedroom 13.17 Ft x 12.08 Ft

Recreational, Games room 24.00 Ft x 21.50 Ft

Other 10.50 Ft x 10.58 Ft

Furnace 19.25 Ft x 18.00 Ft

Family room 20.75 Ft x 11.92 Ft

Laundry room 12.33 Ft x 9.42 Ft

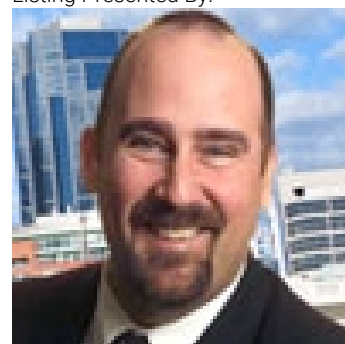
Breakfast 14.00 Ft x 12.08 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



Originally Listed by:
RE/MAX Realty Professionals

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RE/MAX Realty Professionals

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2pc Bathroom .00 Ft x .00 Ft

Living room 16.17 Ft x 12.25 Ft

Dining room 22.42 Ft x 11.42 Ft

Kitchen 11.42 Ft x 10.67 Ft

Primary Bedroom 14.17 Ft x 12.83 Ft

Bedroom 13.33 Ft x 8.92 Ft

Bedroom 11.42 Ft x 9.75 Ft

Office 11.92 Ft x 9.42 Ft