



# 319 Sierra Nevada Place Calgary Alberta

\$789,000

ALMOST 3,000 SF LIVING SPACE | QUITE CUL-DE-SAC | WALK-OUT BASEMENT | 4 BEDS PLUS DEN MAIN FLOOR | 3 +1 BATHS | LONG DRIVEWAY | Welcome to this exquisite residence in the desirable Signal Hill community! This beautifully designed home features 4 spacious bedrooms plus Den at Main Floor and 3.5 bathrooms, offering a perfect blend of modern elegance and cozy comfort. As you enter, you'll be greeted by a bright and airy foyer that leads into an inviting open-concept living space with high ceiling. The large windows allow natural light to flood the living and dining areas, creating a warm and welcoming atmosphere. The living room is perfect for gatherings, while the dining area seamlessly connects to the gourmet kitchen. The adjacent family room features a charming fireplace, ideal for cozy evenings at home. The main floor offers a den perfect for those who need a working space. Upper floor welcomes you with a family room, a master bedroom with full ensuite bathroom and walk-in closet, and another 2 good-size bedrooms with a 3pc bathroom. The upper floor provides plenty of space for family, guest, or home office. Walk-out basement provides extra living space with another full-sized bedroom, full bathroom and a recreational room can be used as a playroom, home gym, or media room. Step outside to your private backyard oasis, featuring a spacious deck and beautifully landscaped yard--perfect for summer barbecues and outdoor entertaining. With a double garage and ample storage throughout, this property has everything you need. Situated in a vibrant neighborhood, you're just minutes from parks, schools, shopping, and convenient transit routes, making this home an ideal choice for families and professionals alike. UPGRADES over the years: New LVP Flooring 2022, Water Softener 2022, Washer and Dryer 2022, Humidifier 2022, Hot Water Tank 2022, Garage Door Opener 2023. Don't mis...

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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Bedroom 14.75 Ft x 11.17 Ft

4pc Bathroom Measurements not available

Den 9.42 Ft x 9.00 Ft

2pc Bathroom Measurements not available

Primary Bedroom 12.00 Ft x 11.17 Ft

Bedroom 10.50 Ft x 9.00 Ft

4pc Bathroom Measurements not available

Bedroom 12.67 Ft x 9.00 Ft

3pc Bathroom Measurements not available